PLANNING & ZONING COMMISSION
REGULAR MEETING
NOTICE & AGENDA
THURSDAY, AUGUST 18, 2011
6:30 P.M.
COUNCIL CHAMBERS
8401 W. MONROE ST.

MUNICIPAL OFFICE COMPLEX
8401 W. MONROE STREET
PEORIA, AZ 85345

PLANNING & ZONING COMMISSION:

Bill Louis, Chair
Nancy Golden, Vice Chair
Leigh Strickman, Secretary
Greg Loper
Gene Sweeney
Veda McFarland
Charles J. Marr

Department Liaison
Chris Jacques

Accommodations for Individuals with Disabilities. *Alternative format materials, sign language interpretation, assistive listening devices or interpretation in languages other than English are available upon 72 hours advance notice through the Office of the City Clerk, 8401 West Monroe Street, Room 150, Peoria, Arizona 85345 (623)773-7340, TDD (623)773-7221, or FAX (623) 773-7304. To the extent possible, additional reasonable accommodations will be made available within the time constraints of the request.*

CONVENE:

ROLL CALL:

OPENING STATEMENT:

CALL TO SUBMIT SPEAKER REQUEST FORMS:

CONSENT AGENDA

CONSENT AGENDA: All items listed with "C" are considered to be routine or have been previously reviewed by the Planning and Zoning Commission, and will be enacted by one motion. There will be no separate discussion of these items unless a Commission member so requests; in which event the item will be removed from the General Order of Business, and considered in its normal sequence on the Agenda.

CONSENT – New Business:

1C **DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Vice Chair Nancy Golden and Commissioners Gene Sweeney and Greg Loper from the July 21, 2011 Meeting.

2C **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held July 21, 2011.

3C **CU11-0014:** [redacted] are requesting a Conditional Use Permit to allow a reception center on a property zoned Intermediate Commercial (C-2). The property is located at 8815 W. Peoria Avenue.

4C **CU11-0016:** [redacted] is requesting a Conditional Use Permit to allow a Day Care Group Home for five (5) or less children on property zoned Single-family Residential (R1-18). The property is located west of the northwest corner of 89th Avenue and Williams Road.

REGULAR AGENDA

NEW BUSINESS:

5R **PUBLIC HEARING:** Designation of the Palo Verde Ruin as a Local Historic Landmark with Historic Preservation Overlay Zoning.

PUBLIC HEARING – HP11-0001: The City of Peoria is requesting to designate a portion of the Palo Verde Ruin, AZT: 8:68 (ASM) as a Local Historic Landmark with Historic Preservation Overlay Zoning and list the property on the Peoria Register of Historic Properties. The archaeological site is located west of the intersection of 73rd Drive and Briles Road. The property is more particularly described as a portion of Maricopa County Assessor Parcel Number (APN) 201-09-044.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to recommend the designation of the Palo Verde Ruin as a Local Historic Landmark.

6R **PUBLIC HEARING:** Rezone from General Agricultural to Planned Community District.

PUBLIC HEARING – Z08-02: Beus Gilbert PLLC on behalf of Aloravita I, LLC and Aloravita II, LLC, is requesting to rezone approximately 1,262 gross acres from General Agricultural (AG) to Planned Community District (PCD) to allow for the future development of up to 3,939 single-family homes, two school sites, and a City park. The property is described as two square miles situated at the NEC and SEC of 75th Avenue alignment and Jomax Road.

Staff Report
Open Public Hearing
Public Comment
Close Public Hearing
Commission Action: Discussion and possible action to recommend approval of a request from Beus Gilbert PLLC on behalf of Aloravita I, LLC and Aloravita II, LLC, to rezone approximately 1,262 gross acres from General Agricultural (AG) to Planned Community District (PCD).

CALL TO THE PUBLIC: (Non-Agenda Items)

Your comments pertaining to the Planning and Zoning Commission business are welcome. However, if you wish to address the Planning and Zoning Commission, please complete a Speaker Request Form and return it to the clerk before the call to order for this meeting. Boards and Commissions are not authorized by state law to discuss or take action on any issue raised by public comment until a later meeting.

Reports from Staff:

Reports from the Planning and Zoning Commission:

ADJOURNMENT:

NOTE: Documentation (if any) for items listed on the Agenda is available for public inspection, a minimum of 24 hours prior to the Board/Commission Meeting, at any time during regular business hours in the Office of the City Clerk, 8401 W. Monroe Street, Room 150, Peoria, AZ 85345.

PLANNING AND ZONING COMMISSION MINUTES
CITY OF PEORIA, ARIZONA
COUNCIL CHAMBER
JULY 21, 2011
DRAFT

A **REGULAR Meeting** of the Planning and Zoning Commission of the City of Peoria, Arizona, convened at 8401 W. Monroe St., Peoria, AZ in open and public session at 6:30 p.m.

Members Present: Chair Bill Louis, Commissioners Leigh Strickman, Charles Marr, and Veda McFarland.

Members Absent: Vice Chair Nancy Golden, Commissioners Gene Sweeney and Greg Loper.

Others Present: Robert Gubser – Interim Principal Planner, Steve Kemp – City Attorney, Melissa Sigmund – Planner, and Bev Parcels – Planning Assistant.

Opening Statement: None read.

Call for speaker request forms.

Audience: Four.

Note: The order in which items appear in the minutes is not necessarily the order in which they were discussed in the meeting.

CONSENT AGENDA

All items listed with a "**C**" are considered to be routine by the Planning and Zoning Commission, and were enacted by one motion.

1C **DISPOSITION OF ABSENCE:** Discussion and possible action to approve/excuse the absences of Vice Chair Nancy Golden and Commissioners Veda McFarland and Greg Loper from the June 16, 2011 Meeting.

2C **MINUTES:** Discussion and possible action to approve the minutes of the Regular Meeting held June 16, 2011.

3C **CU11-0004:** John Reddell Architects requested a Conditional Use Permit to allow a car wash on a property zoned Intermediate Commercial (C-2). The property is located west of the southwest corner of 107th Avenue and Olive Avenue.

4C **CU11-0013:** [redacted] requested a Conditional Use Permit to allow a Day Care Center for five (5) or less children on property zoned Core Residential Mixed Use (CRM). The property is located at 8490 W. Jefferson Street.

Item 3C was removed from the Consent Agenda and placed on the Regular Agenda.

COMMISSION ACTION: Commissioner Marr moved to approve the Consent Agenda items subject to the removal of item 3C. The motion was seconded by Commissioner Strickman and upon vote, carried unanimously.

REGULAR AGENDA

NEW BUSINESS:

3C **PUBLIC HEARING - CU11-0004:** John Reddell Architects requested a Conditional Use Permit to allow a car wash on a property zoned Intermediate Commercial (C-2). The property is located west of the southwest corner of 107th Avenue and Olive Avenue.

STAFF REPORT: Presented by Melissa Sigmund, Planner.

COMMISSION COMMENT: None

PUBLIC COMMENT: None

COMMISSION ACTION: Commissioner McFarland moved to recommend approval of a request from John Reddell Architects for a Conditional Use Permit to allow a car wash on a property zoned Intermediate Commercial (C-2). The motion was seconded by Commissioner Marr and upon vote, carried unanimously.

CALL TO THE PUBLIC: (Non-agenda Items): None

REPORT FROM STAFF: Date of next meeting and Development Summary.

REPORTS FROM THE PLANNING AND ZONING COMMISSION: Question regarding development at the SWC 67th Avenue and Happy Valley Road.

ADJOURNMENT: There being no further business to come before the Planning and Zoning Commission, the meeting adjourned at 6:42 p.m.

_____ _____

William Louis, Chair Date Signed

CONDITIONAL USE PERMIT
REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: CU 11-0014

DATE: August 18, 2011

AGENDA ITEM: 3C

Applicant: [redacted]

Request: Obtain a Conditional Use Permit to allow a Reception Center in the C-2 Zoning District

Proposed Use: Reception Center

Location: The property is located at 8815 W. Peoria Avenue, east of the southeast corner of 89th Avenue and Peoria Avenue.

Size of facility: Approximately 2,800 s.f. suite.

Support / Opposition: As of the date of this printing, Staff has not received any written or verbal support or opposition to this proposal.

Recommendation: **Approve**, with conditions.

LAND USE BACKGROUND

Table 1: *Existing Land Use, General Plan Land Use Designation, Current Zoning. (Exhibit C)*

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Commercial shopping center**	**Mixed Use**	**C-2, Intermediate Commercial**
North	Peoria Ave., then multi-family residences	Residential/ High Density	RM-1, Multi-Family Residential
South	Single family residences	Residential/Low Density	RM-1, Multi-Family Residential
East	Suites in same commercial center, then vacant, undeveloped	Mixed Use	PAD, Planned Area Development, multi-family & commercial
West	Suites in same commercial center, then Peoria Accelerated High School	Mixed Use	RM-1, Multi-Family Residential

PROJECT DESCRIPTION

Request and Development Details

1. The proposed site is an approximately 2,800 square foot suite in an existing commercial shopping center that has a total of approximately 18,400 square feet of floor area. The commercial center is located east of the southeast corner of 89th Avenue and Peoria Avenue and fronts onto Peoria Avenue. There are two

other tenants currently occupying the remainder of the shopping center: a pre-school, and a uniform retail and tailoring shop.

2. The applicant is proposing to operate a Reception Center in conjunction with a driving school that they are already operating in the same suite. The maximum occupancy of the reception hall space would be 90 individuals. The applicant would run both businesses out of the subject location, coordinating the driving class and reception schedules so that only one function would occur at a time. The reception center events would primarily occur on weekends.

3. The proposed hours of operation for the reception center are 10:00 am – 10:30 pm.

4. The current potential hours of operation for the driving school are Monday-Sunday from 8:00am-10:00pm. However, driving classes are held on an as-needed basis and may not be in operation during all potentially available hours.

5. All activities related to the reception center will be restricted to inside of the proposed business suite.

DISCUSSION AND ANALYSIS

Applicability

6. The site in question is zoned C-2, Intermediate Commercial. According to Article 14-42 of the Zoning Ordinance, in the C-2 Zoning District the use of a Wedding and Reception Center requires a Conditional Use Permit.

7. Section 14-39-12.E outlines the applicable criteria for evaluating Conditional Use Permits (CUP). In general, the purpose of a CUP is to mitigate and/or minimize any identified negative impacts on the surrounding neighborhood that may result from a specific use and provide controls to ensure compatibility between nearby land uses.

8. In addition to the typical requirements for Conditional Use Permits, Wedding and Reception Centers are subject to the following additional requirements:
   - *The maximum building height shall be thirty (30) feet or two (2) stories, whichever is greater.*
     The reception center will be located in an existing one-story building that does not exceed 30 feet in height.
   - *Outdoor activities between the hours of 10:00 pm and 7:00 am shall require a temporary use permit.*
     No outdoor activities shall be permitted for the proposed reception center.

Parking Analysis

9. The commercial center has a total of 109 existing parking spaces. Based on the parking requirements of Article 14-23 of the Zoning Ordinance, a minimum of 92 spaces are required to accommodate parking for both the existing and proposed uses. Given the staggered hours of operation of the proposed reception center and the two other businesses in the commercial center, there will be even more parking available during the peak hours of operation for the reception hall.

10. In staff's judgment, the character of the proposed use is appropriate and compatible with surrounding land uses and the context of the area in question. The evening and weekend-focused operations of the reception center will not conflict with the other businesses in the commercial center. The adjacent pre-school operates Monday-Friday from 6:00am to 6:00 pm, while West Valley Uniforms closes at 5:30pm during weekdays and has limited Saturday hours from 10:00am-2:00pm.

    The proposed use is not expected to impact the adjacent residential properties through light, noise, odor, smoke, heat, or glare. The reception hall use will be limited to activities occurring inside of the proposed commercial suite. There is no outdoor component of this use, thereby limiting the potential for the transmission of sound, light, and glare onto adjacent properties. The closest residential properties are located approximately 140 feet to the south of the rear of the building in which the proposed reception hall would be located. There is no customer access or parking on this side of the building. Reception hall guests would park and enter the building on the north side of the building, which fronts on to Peoria Avenue, an arterial road.

Noticing and Neighborhood Comment

11. The application notice was forwarded to all property owners within 600 feet of the proposed use and properly noticed pursuant to Section 14-39-6 of the Peoria Zoning Ordinance. Additionally, the site was posted at least 15 days prior to the Public Hearing with a sign meeting the content and size requirements prescribed by the Planning Division. As of the printing of this report, no comments in support or opposition to this case have been received from the public.

Proposition 207

12. In 2006, the voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions that have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement that waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

RECOMMENDATION

13. Based on the following findings:
    - The request is consistent with the applicable codes, standards, and guidelines
    - The request is compatible with the surrounding uses; and
    - The use, in conjunction with the conditions of approval, will operate in a manner that protects the neighborhood from nuisances and other disturbances

It is recommended that the Planning and Zoning Commission take the following action:

Approve the applicant's request for a Conditional Use Permit under Case CU11-0014, subject to the following conditions:

1. The use shall substantially conform to the Project Narrative (Exhibit A), and Floor Plan (Exhibit D) contained in the staff report to the Planning & Zoning Commission dated August 18, 2011.
2. All activities related to the reception center use shall take place indoors, inside of the proposed suite.
3. Reception center events shall be limited to between the hours of 10:00am-10:30pm.
4. The use of the suite for reception center events shall only occur when driving school classes are not in session.

ATTACHMENTS:

Exhibit A Project Narrative
Exhibit B Vicinity Map
Exhibit C Zoning Map
Exhibit D Floor Plan
Exhibit E Site Plan

Prepared by: Melissa Sigmund, Planner

Project Narrative

MCOM LLC dba Sunset Pointe Reception Hall is an Arizona based start-up Company whom will provide reception hall services for purposes such as wedding receptions and similar functions in Peoria.

The Company is currently leasing at the location of 8815 W. Peoria Ave., Ste 7. at Sundown Plaza. The business is located West of a vacant lot and East of Peoria Accelerated High School and facing North to Peoria Ave. off 87th Ave. To the rear of the business is a single-family residential development.

The days and hours of operation for reception use will be from 10:00am – 10:30pm. An example of timeframes are as follows:

Friday-Sunday 10:00am – 2:00pm and/or 4:00pm – 8:00pm., ect.

Regular office hours will be Monday – Friday from 9:00am-4:00pm.

The two surrounding businesses hours of operation are as follows:

West Valley Uniforms: Monday-Friday from 9:00am – 5:30pm
Saturday from 10:00am – 2:00pm
Peoria Avenue Preschool: Monday-Friday from 6:00am – 6:00pm

As a side note, a defensive driving school is currently in operation at this site. It has been approved for business by the City of Peoria (License No. 20001793), as of April 14, 2011. The driving school accommodates a maximum of 60 with and average of 30 individuals per class and classes will be running everyday on an as needed basis. During weekdays, classes will operate mostly in the evening, with the exception of some classes running during the morning on an as needed basis. Hours of operation for defensive driving school will be as follows:

Monday – Sunday from 8:00am – 12:00pm and/or 1:00pm-5:00pm
and/or 6:00pm – 10:00pm

The above said premise was previously occupied by Dramagenics Theater which was zoned for a maximum occupancy of 243 individuals. Our Company intends to use the same facility with maximum use of 90 individuals for said reception hall. All functions will be restricted to indoor use only. There are 109 parking spaces that can be utilized at this plaza, therefore leaving a substantial amount of space for other patrons for the surrounding businesses.

Also, our reception hall will not provide facilities for food preparation.

In view of the foregoing, the Company foresees having minimal to no impact on surrounding businesses and/or residents.

MCOM LLC, in holding two DBA's understands that only one business can operate at any given time.

****

EXHIBIT A

Vicinity/Location Map

CU11-0014 Sunset Pointe Reception Hall

Applicant: [redacted]

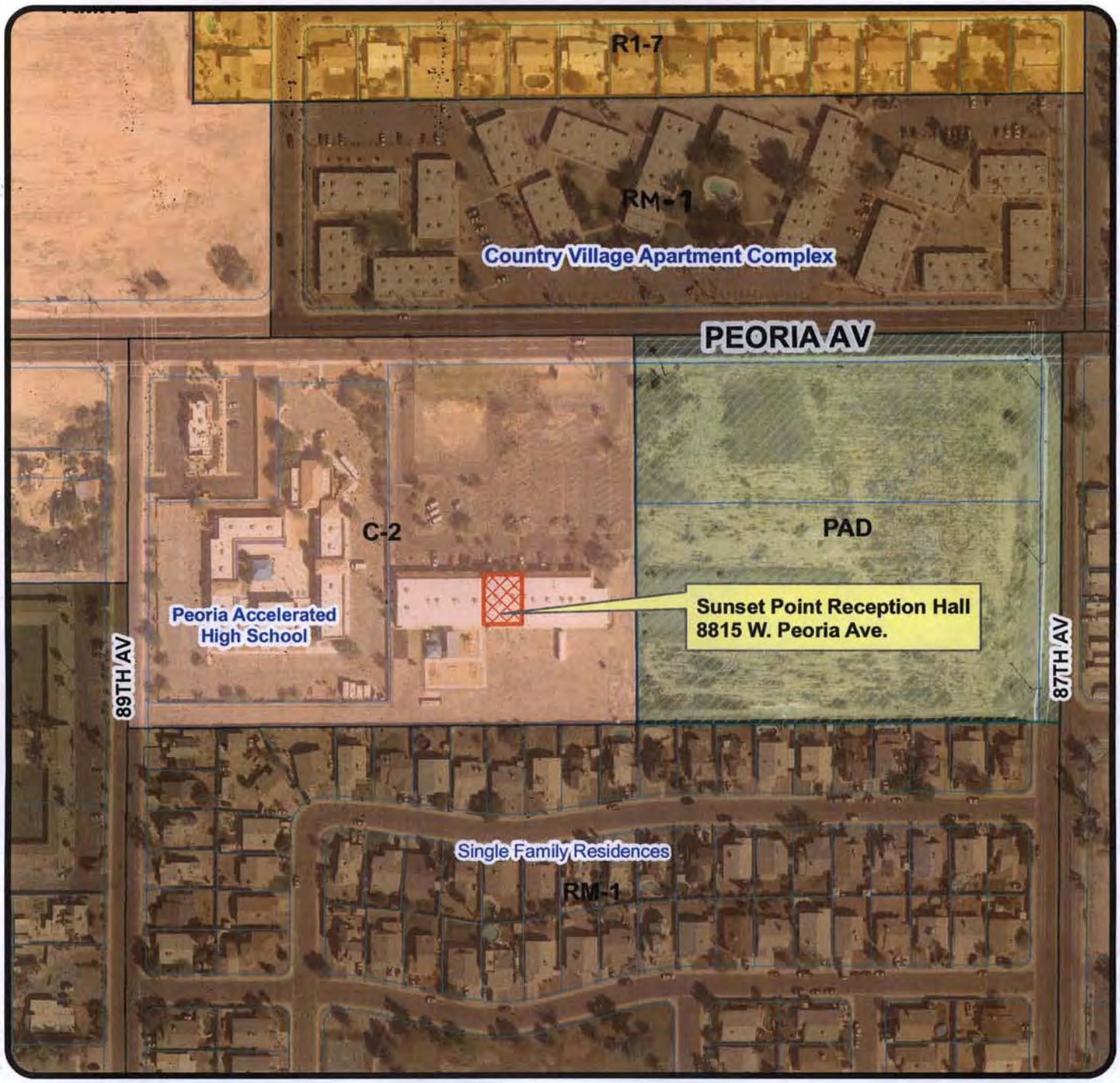
Exhibit B

Request: Obtain a Conditional Use Permit to allow a reception center in the C-2 Zoning District.

N

Not to Scale

Zoning Map



CU11-0014 Sunset Pointe Reception Hall

Applicant: [redacted]

Exhibit C

Request: Obtain a Conditional Use Permit to allow a reception center in the C-2 Zoning District.

N

Not to Scale

CU11-0014 Floor Plan

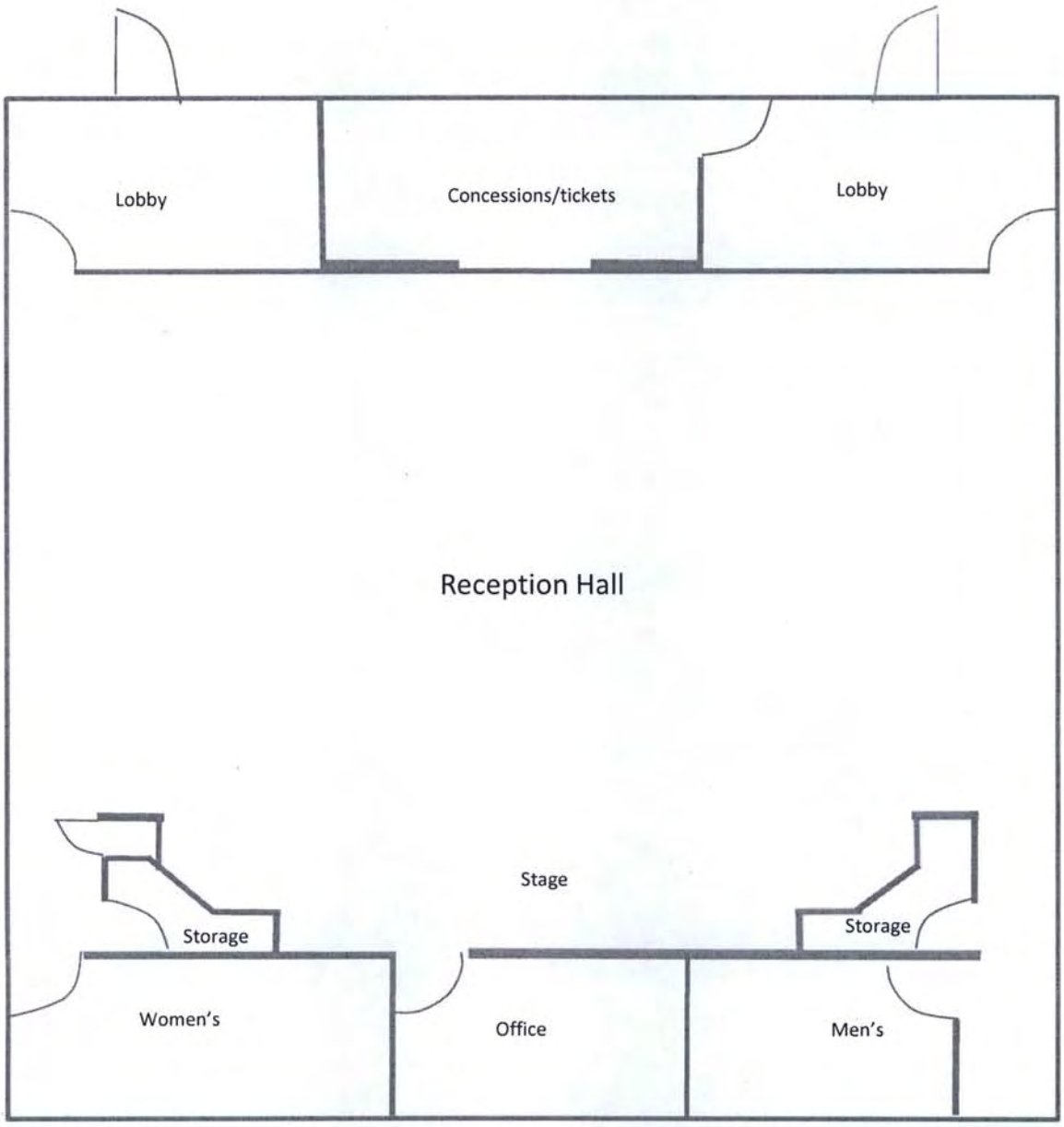


EXHIBIT D

CU11-0014 Sunset Pointe Reception Hall Site Plan

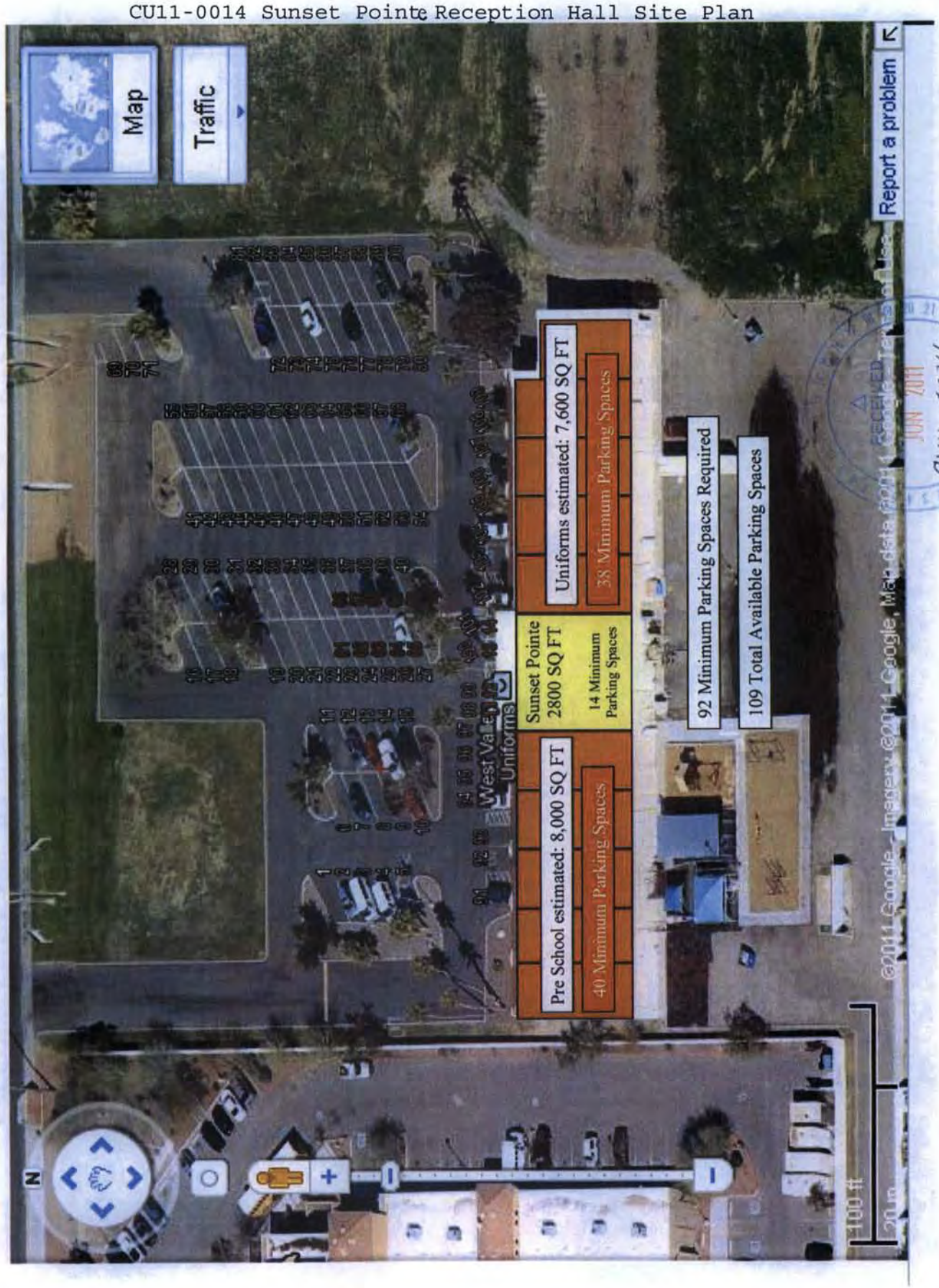


EXHIBIT E

CONDITIONAL USE PERMIT
REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: CU 11-0016

DATE: August 18, 2011

AGENDA ITEM: 4C

Applicant: [redacted]

Request: Obtain a Conditional Use Permit to allow a Day Care Group Home for a maximum of 5 children.

Proposed Use: Day Care Group Home in a single family residence

Location: The property is located at 8914 W. Williams Road, west of the northwest corner of 89th Avenue and Williams Road.

Size of facility: Approximately 1,742 s.f. residential building on an approximately 18,000 s.f. lot.

Support / Opposition: As of the date of this printing, Staff has not received any written or verbal support or opposition to this proposal.

Recommendation: **Approve**, with conditions.

LAND USE BACKGROUND

Table 1: *Existing Land Use, General Plan Land Use Designation, Current Zoning. (Exhibit C)*

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Single Family Residence/Day Care Group Home**	**Residential/Estate (0-2 du/ac)**	**R1-18**
North	Single family residence	Residential/Estate (0-2 du/ac)	R1-18
South	Williams Rd, then single family residence	Residential/Estate (0-2 du/ac)	Maricopa County RU-43
East	Single family residence and Sunrise Water Co. utility	Residential/Estate (0-2 du/ac)	R1-18
West	85th Avenue, then single family residence	Residential/Estate (0-2 du/ac)	R1-18

PROJECT DESCRIPTION

Request and Development Details

1. The applicant is proposing to operate a Day Care Group Home for a maximum of five children as a home occupation in a single-family residence. The property contains an approximately 1,742 square-foot single-family residential building on an approximately 18,000 square-foot lot.

2. The subject property is located west of the northwest corner of 89th Avenue and Williams Road.

3. The proposed hours of operation are Monday-Friday from 6:00 am-6:00 pm.

DISCUSSION AND ANALYSIS

Applicability

4. The proposed use as described is defined as a Day Care Group Home based on Article 14-2, Definitions, of the Zoning Ordinance.

5. The property in question is located in the R1-18 Single Family Residential Zoning District. According to Article 14-5 of the Zoning Ordinance, in the R1-18 Zoning District, the use of a Day Care Group Home requires a Conditional Use Permit.

6. Section 14-39-12.E outlines the applicable criteria for evaluating Conditional Use Permits (CUP). In general, the purpose of a CUP is to mitigate or minimize any identified negative impacts on the surrounding neighborhood that may result from a specific use and provide controls to ensure maximum compatibility between nearby land uses.

Analysis

7. The applicant intends to run the daycare business as a home occupation. Due to applicable Building and Fire Codes, the proposed Day Care will be limited to caring for a maximum of five (5) children in a 24-hour period.

8. Per Section 14-3-12.B of the Zoning Ordinance, Day Care Group Homes with five (5) or more children shall comply with the following:

    1. *Provide evidence of certification by the Arizona Department of Health Services to the Community Development Department.*
    2. *Provide no identification that is visible from a public street, by signage, graphics, display, or other visual means.*
    3. *Provide a six (6) foot high solid (opaque) fence or wall between all outdoor play areas and adjacent properties.*
    4. *To avoid any over concentration of group homes and similar facilities in a particular neighborhood, ensure adequate spacing between any existing and proposed facilities in accordance with the following:*
        a. *Provide a separation by a distance of at least six hundred (600) feet measured along the right-of-way line on either street frontage; or*
        b. *If significant physical features such as arterial streets, canals, parks, or similar features exist between the proposed facility and*

any other existing or proposed facility of a similar nature, then the Planning manager may determine that adequate spacing exists to meet the intent of the spacing requirements.

5. *The Planning and Zoning Commission may waive the requirements of subsection (B) (4) (above) if sufficient mitigating measures are provided to eliminate potential adverse impacts on adjacent properties and to preserve the existing character of the residential neighborhood.*

The applicant has provided evidence in the form of documentation and photographs of the property indicating that they currently meet requirements 1-4 above. As proposed, the use will not require a waiver from spacing requirements.

9. In staff's judgment, the character of the proposed use is appropriate and compatible with surrounding land uses. The residential character of the home and neighborhood will not be negatively impacted by the requested use. The proposed use is not expected to impact the adjacent residential properties through light, noise, odor, smoke, heat, or glare.

10. The limited number of children (5 max) will generate a minimal number of drop-offs and pick-ups with varied arrival and departure times; as such, the operation of the facility will have negligible impact on neighborhood traffic.

11. If any issues arise regarding the operation of the business, Section 14-39-12.I provides the Planning Manager with continuing jurisdiction over all Conditional Use Permits. This means that a permit may be revoked, modified, or suspended should any of the following occur:
    a. The permit was obtained by fraud or misrepresentation;
    b. The use authorized by the CUP has been exercised in violation of the conditions of approval;
    c. A change in circumstances where the following has occurred: [1] Impacts from the approved CUP to neighboring properties; and [2] Changes in aesthetic or environmental impacts such as noise, odors, or pollution.
    d. The use authorized by the CUP is operated in a manner that constitutes a nuisance to neighboring property owners, or is exercised in a manner that is detrimental to the public health, welfare, or safety.

Noticing and Neighborhood Comment

12. The application notice was forwarded to all property owners within 600 feet of the proposed use and properly noticed pursuant to Section 14-39-6 of the Peoria Zoning Ordinance. Additionally, the site was posted with a sign at least 15 days prior to the Public Hearing by the Planning Division. As of the printing of this

report, no support or opposition to this case has been received from the public.

Proposition 207

13. In 2006, the voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions that have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement that waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

RECOMMENDATION

14. Based on the following findings:
    - The request is consistent with the applicable codes, standards, and guidelines
    - The request is compatible with the surrounding residential uses; and
    - The proposal does not result in any detrimental impacts to the surrounding area.

It is recommended that the Planning and Zoning Commission take the following action:

Approve the applicant's request for a Conditional Use Permit under Case CU11-0016, subject to the following conditions:

1. The use shall substantially conform to the Project Narrative (Exhibit A), Site Plan (Exhibit D), and the Floor Plan (Exhibit E) contained in the staff report to the Planning & Zoning Commission dated July 21, 2011.
2. The use shall be limited to caring for a maximum of five (5) children in a 24-hour period.
3. The use shall be maintained as a home occupation, with the principal use of the property remaining as a single-family residence.

ATTACHMENTS:

Exhibit A	Project Narrative
Exhibit B	Vicinity Map
Exhibit C	Zoning Map
Exhibit D	Floor Plan
Exhibit E	Site Plan

Prepared by: Melissa Sigmund, Planner

[redacted]

Montessori In My Home
[redacted]

Narrative

Description of project

Montessori In My Home is a small home-based child care business, certified by the Arizona Department of Health Services (ADHS) as a "Group Home" to provide child care in my home. I am inspected by the ADHS twice a year. The business is owned and run by myself, [redacted] the owner of the house. This is my home where I live.

For the past 3½ years I have had up to 10 children under my care. However, I will no longer care for more than 5 children, in order to comply with Peoria's regulations (if the conditional use permit is approved).

I am a certified Montessori teacher and qualified to teach in a Montessori preschool. My business provides an option for parents who want to keep their preschoolers in a home setting and avoid the classroom environment until they are older.
This business offers school activities in the morning and all day care for those who need to stay all day.
Hours of operation are Monday through Friday from 6:00 am to 6:00 pm to accommodate working parents.

My mission statement:
To provide a loving environment for preschool-aged children in a residential setting with Christian values using Montessori philosophies, theories and materials to nurture the development of the whole child -- physically, mentally, emotionally and spiritually.

(Continued on back.)

Relationship to adjacent developments

The business should have relatively little impact on the look and feel of our residential area for several reasons.

First of all, there is not much traffic generated with only 5 children and without the need for an assistant and her car. Secondly, parents' arrivals and departures are staggered and should not cause a loud congestion of cars at one time. That is, the parents drop off from about 6:30 to 9:00 am and pick up from about 4:30 to 5:30 pm, with a few parents picking up at 12:30 pm. Thirdly, the children are orderly and busy with activities throughout most of the day. I am not a baby-sitter who lets children have free play all day long and I do NOT accept "drop-ins." The children see the same faces each day and learn to respect each other and play relatively quietly together. Fourthly, there is no sign displayed.

And finally, I selfishly need to have the look and feel of a home and residential area for my business. That is precisely what my childcare business is all about: a home setting. So I am very motivated to keep it a neighborhood and not a business setting.

Thank you for your time and consideration.

EXHIBIT A2

Vicinity/Location Map

CU11-0016 Montessori In My Home

Exhibit B

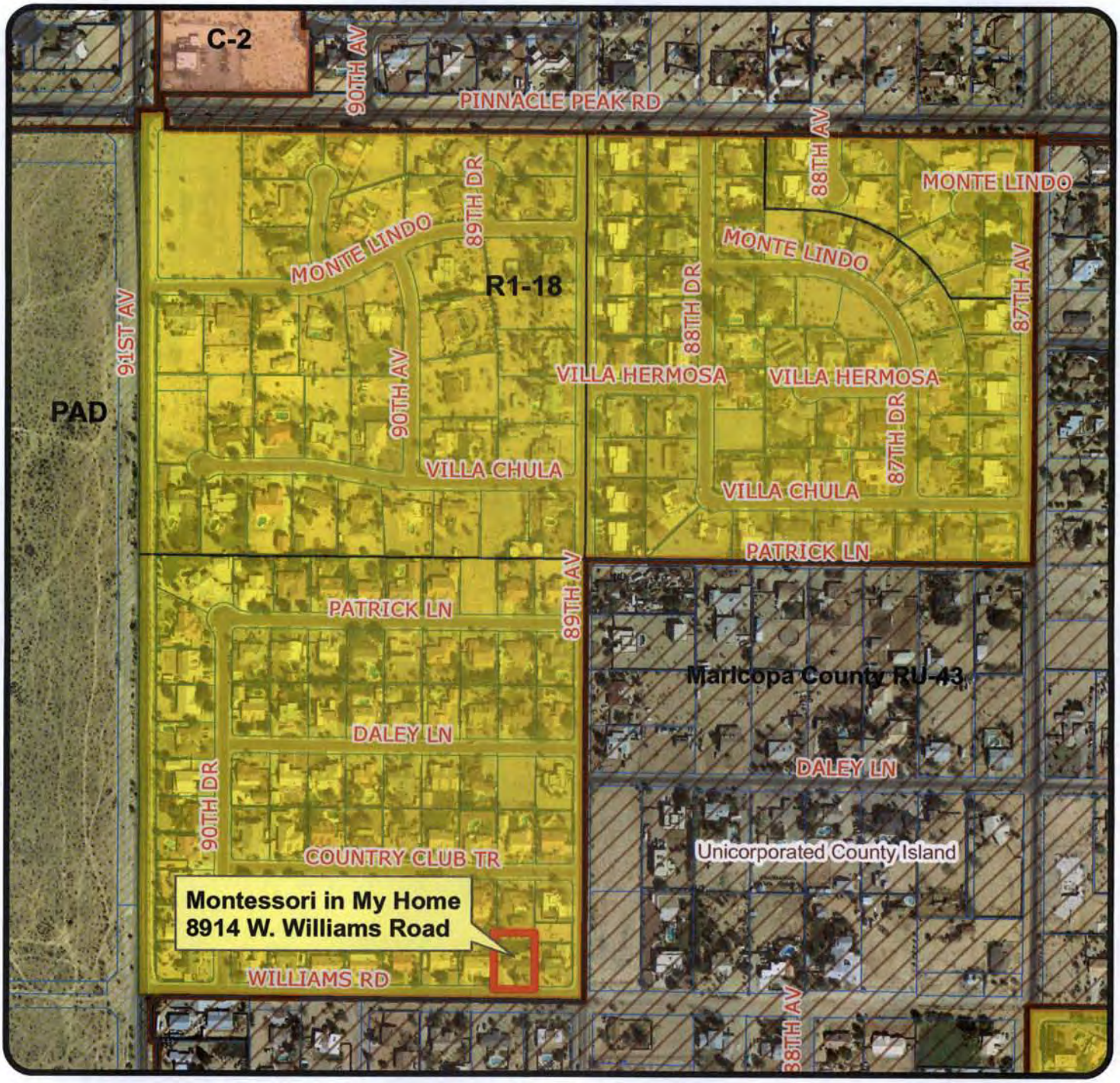
Applicant: [redacted]

Request: Obtain a Conditional Use Permit to allow a day care group home in a single family residence on a property zoned R1-18.

N

Not to Scale

Vicinity/Location Map



CU11-0016 Montessori In My Home

Applicant: [redacted]

Exhibit C

Request: Obtain a Conditional Use Permit to allow a day care group home in a single family residence on a property zoned R1-18.

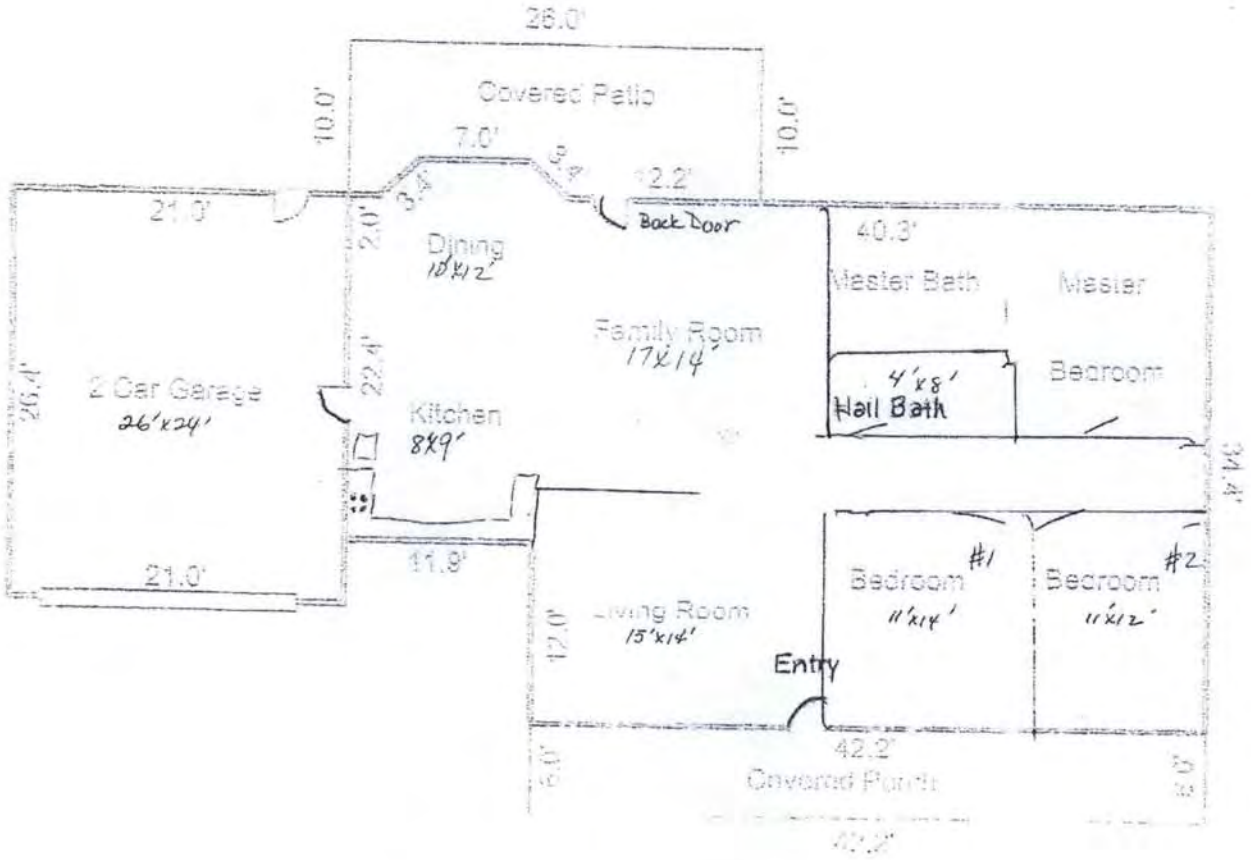
N

Not to Scale

Montessori In My Home Floor Plan APN 200-08-238

Areas used with children:

1. Open floor plan with tile floor: Dining, Kitchen, and Family Room:
   Lessons given, free play, eating
2. Living Room: Pick up and drop off area, sign in and sign out sheet, television, free play, some lessons given
3. Bedroom #2: Nap room, play room when it's not nap time, closet with toys, shelves with books
4. Hall bath: Children's bathroom with toilet and sink. Bathtub has portable shelves used for storing paper products (such as paper towels, tissue) that are not harmful for children.

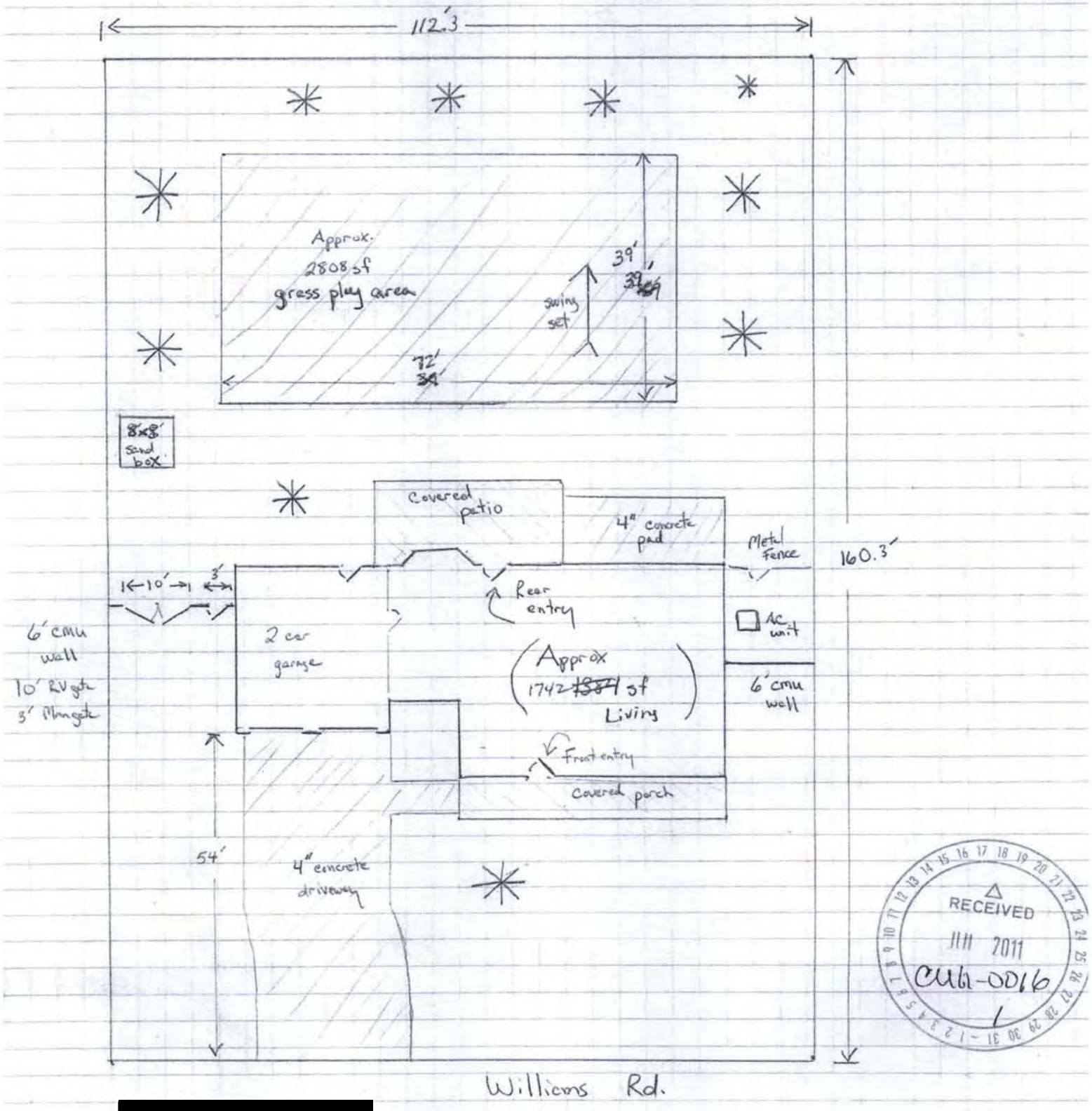


Areas not used with children and are for adults only:

1. Bedroom #1: Office space. Napping mats and bedding stored.
2. Garage: Storage, car.
3. Master Bedroom: Provider's bedroom and adult break room.
4. Master Bathroom: Adult bathroom.

EXHIBIT D

Montessori In My Home Site Plan



[redacted]

Lot size: ~~18,098~~ sf 18,001 sf
Living sf: ~~1354~~ sf 1742 sf
Zoning: R-4

✳ = trees

EXHIBIT E

RECEIVED
JUL 2011
CUP-0016

Historic Landmark Designation

REPORT TO THE PLANNING & ZONING COMMISSION

CASE NO.: HP11-0001

DATE: August 18, 2011

AGENDA ITEM: 5R

Applicant: City of Peoria

Request:
1) Designation of a portion of the Palo Verde Ruin, also known as Palo Verde Open Space Park, as a City of Peoria Local Historic Landmark with Historic Preservation Overlay zoning; and
2) Request for the property to be listed on the Peoria Register of Historic Properties.

Location: The property is located west of the intersection of 73rd Drive and Briles Road. The property is more particularly described as a portion of Maricopa County Assessor Parcel Number (APN) 201-09-044.

Site Acreage: Approximately 16 acres.

Support /Opposition: The City has not received any public comments in support or opposition to this request.

Recommendation: Recommend **approval** to City Council for the designation of a portion of the Palo Verde Ruin as a Peoria Local Historic Landmark having Historic Preservation Overlay Zoning.

Surrounding Land Use and Zoning:

1.

HP11-0001	LAND USE	ZONING
On-Site	**Palo Verde Ruins**	**Suburban Ranch (SR-43)**
North:	Single family residences	Single Family Residential (R1-8)
East:	Palo Verde Park	Suburban Ranch (SR-43)
West:	Vacant, undeveloped land	General Agriculture (AG)
South:	Single family residences & undeveloped residentially-zoned property	Single Family Residential (R1-6 & R1-8)

Background:

2. The Palo Verde Ruin archaeological site is the largest prehistoric village situated on the New River. First recorded in the 1930's, the site possesses an extensive Hohokam Native American artifact scatter dating from the late Colonial Period (A.D. 900) to the middle Sedentary Period (A.D. 1070). The City of Peoria owns an approximately 20 acre parcel of land (APN 201-09-044) that encompasses a portion of the Palo Verde Ruin. Of the 20 acre City-owned parcel, approximately four acres are currently under development for use as a recreational park (Palo Verde Park) that will contain features such as playground equipment, ramadas, and half-court basketball (Exhibit D). The cultural resources of the recreational park area have already been mitigated through archaeological investigation, collection, and sensitive site design. The City plans to preserve the remaining approximately 16 acres of the site as a cultural reserve. As such, future development of the site would be greatly controlled. The development of educational/interpretive features such as trails and signage may be pursued in order to enhance the public's understanding of the nature and importance of the cultural resources of this and other locations throughout northern Peoria. The 16-acre cultural reserve portion of the City-owned property will be the area pursued for designation as a Local Historic Landmark. Due to the previous mitigation of the cultural resources in the 4 –acre recreation park, this area is not included in the Local Historic Landmark nomination.

3. As a consultant for the City, Logan Simpson Design, LLC completed much of the archaeological investigation, analysis, and reporting for the site over the past several years. Previous archaeological reports on the site recommend the site as eligible for National Register Listing under Criterion D for its demonstrated and potential ability to yield data important to archaeological understanding of the prehistoric Northern Periphery of the Phoenix Basin. The Northern Periphery is identified as the area between the Agua Fria and Verde Rivers, south from the New River mesas and uplands to the Phoenix Mountains.

4. The City is currently pursuing nomination of the entire ~20 acre City-owned portion of the Palo Verde Ruin to the National Register of Historic Places (National Register). The City contracted with Logan Simpson Design, LLC to have their professional archaeological staff prepare the nomination documentation. The nomination was reviewed by the Arizona Historic Sites Review Committee (HSRC) at their July 29th meeting, after undergoing initial review by the State Historic Preservation Office staff. The HRSC has recommended that following changes to correct minor typographical errors, the nomination be placed on the Arizona State Historic Register and be forwarded to the Keeper of the National Register of Historic Places for final review to determine if it will be listed on the National Register. National Register designation will not restrict future development of the site. Instead, it is primarily

a designation that confers national recognition of the historic significance of the site.

Discussion/Analysis

5. Historic Preservation Overlay Zoning (HP) does not affect the underlying base zoning of the property. Therefore, the permitted uses or bulk standards (i.e. setbacks, parking etc.) for the property will not be changed by the application of the Historic Preservation Overlay Zoning designation. Historic Preservation Overlay Zoning acts to preserve and protect the historic character of properties so designated by requiring approval of a Certificate of Appropriateness by the Historic Preservation Commission for any significant exterior alteration, restoration, reconstruction, demolition, new construction or moving of a landmark, or property within a historic district, and for any material change in the appearance of such a property.

   Other plans put forth by the City have previously identified the intended use of the property in question as preserved open space. The Historic Preservation Overlay Zoning will serve to ensure that the open space remains preserved, and will require the Historic Preservation Commission's approval before any material changes are made to the site.

6. According to Section 14-38-3, (Designation of Landmarks or Historic Districts) of the Zoning Ordinance, the Historic Preservation Commission may recommend to the City Council that an individual property be designated as a landmark if it:
   a. possesses special character or historic or aesthetic interest or value as part of the cultural, political, economic or social history of the locality, region, state or nation; or
   b. is identified with historic personages; or
   c. embodies the distinguishing characteristics of an architectural style; or
   d. is the work of a designer whose work has significantly influenced an age, or;
   e. because of a unique location or singular physical characteristic, represents and established and familiar visual feature of the neighborhood.

Historical Value/Significance

7. The Palo Verde Ruin qualifies for listing on the Peoria Register of Historic Places under criteria "a" described above, as it possesses special historic interest as part of the cultural history of the region. The National Register nomination prepared for this site provides an in-depth description and justification of the property's historic significance. As previously stated, the site is significant for its demonstrated and potential ability to yield data important to archaeological understanding of the prehistoric Northern Periphery of the Phoenix Basin. Excerpts of the nomination describing the site and its significance are attached

as Exhibit E. Due to the sensitive nature of these resources and the possibility of vandalism of the site, certain information from the nomination has not been included with this report.

8. Property owner approval must be received in order to proceed with designating a property as a Local Historic Landmark. The property in question is owned by the City of Peoria. The City's existing plans to preserve the cultural resources of the site are in concurrence with the Local Historic Landmark designation. The Planning and Community Development Department has applied for Peoria Local Historic Landmark Designation for the property in question on behalf of the City.

Proposition 207 Discussion

9. In late 2006, the voters of Arizona approved Proposition 207, which amongst other things requires municipalities to compensate property owners for actions that have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement that waives the applicant's rights to future Proposition 207 claims against the City. Due to the City's ownership of the property in question, it has been determined that a Proposition 207 waiver is not required.

Historic Preservation Commission Hearing

10. On July 13, 2011, the Historic Preservation Commission voted 5-0 in favor of recommending approval of the Historic Landmark Designation with Historic Preservation Overlay Zoning for the property in question.

Recommendation:

11. Based on the following findings:

- The request is consistent with the Historic Preservation Master Plan; and
- The Historic Preservation Master Plan advances the General Plan by protecting historic and cultural resources within the City of Peoria
- The designation request meets the requirements of Section 14-38-3 concerning characteristics necessary for Peoria Local Historic Landmark Designation due to its significance in terms of its demonstrated and potential ability to yield data important to the archaeological understanding of the cultural history of Peoria's early pre-European inhabitants.
- The property is at least 50 years old, thereby rendering it old enough to qualify for National Register listing.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval of HP11-0001 to City Council, designating the above

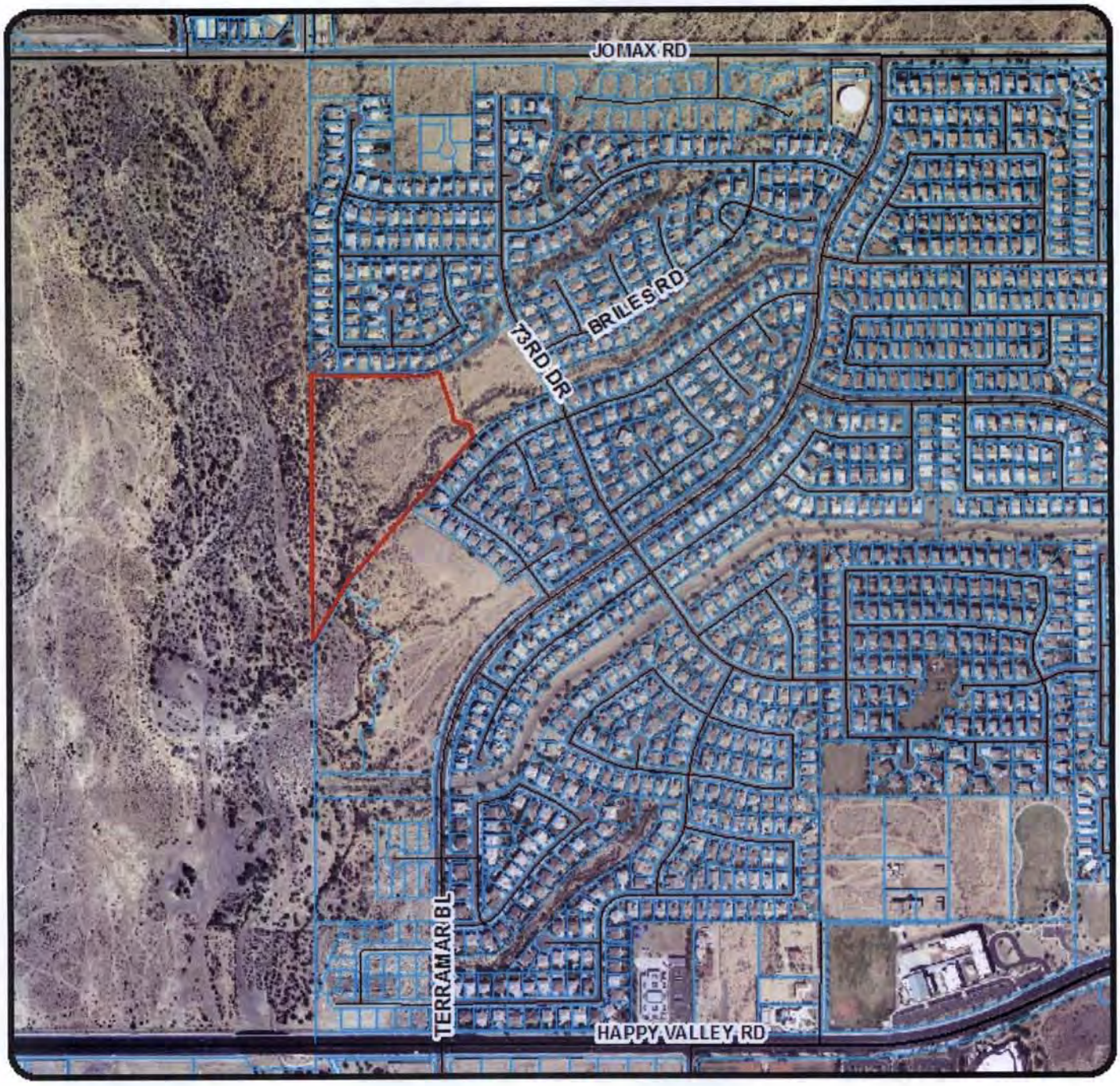
described portion of the Palo Verde Ruin, as identified in Exhibit A, as a Peoria Local Historic Landmark with Historic Preservation Overlay Zoning.

Attachments:

Exhibit A: Aerial Location Map
Exhibit B: Zoning Map
Exhibit C: General Plan Land Use Designations Map
Exhibit D: Palo Verde Recreation Park Site Plan
Exhibit E: Excerpts from the National Register nomination for the Palo Verde Ruin

Prepared by:
Melissa Sigmund, Planner

Vicinity/Location Map



HP11-0001 Palo Verde Ruin **Applicant: City of Peoria**

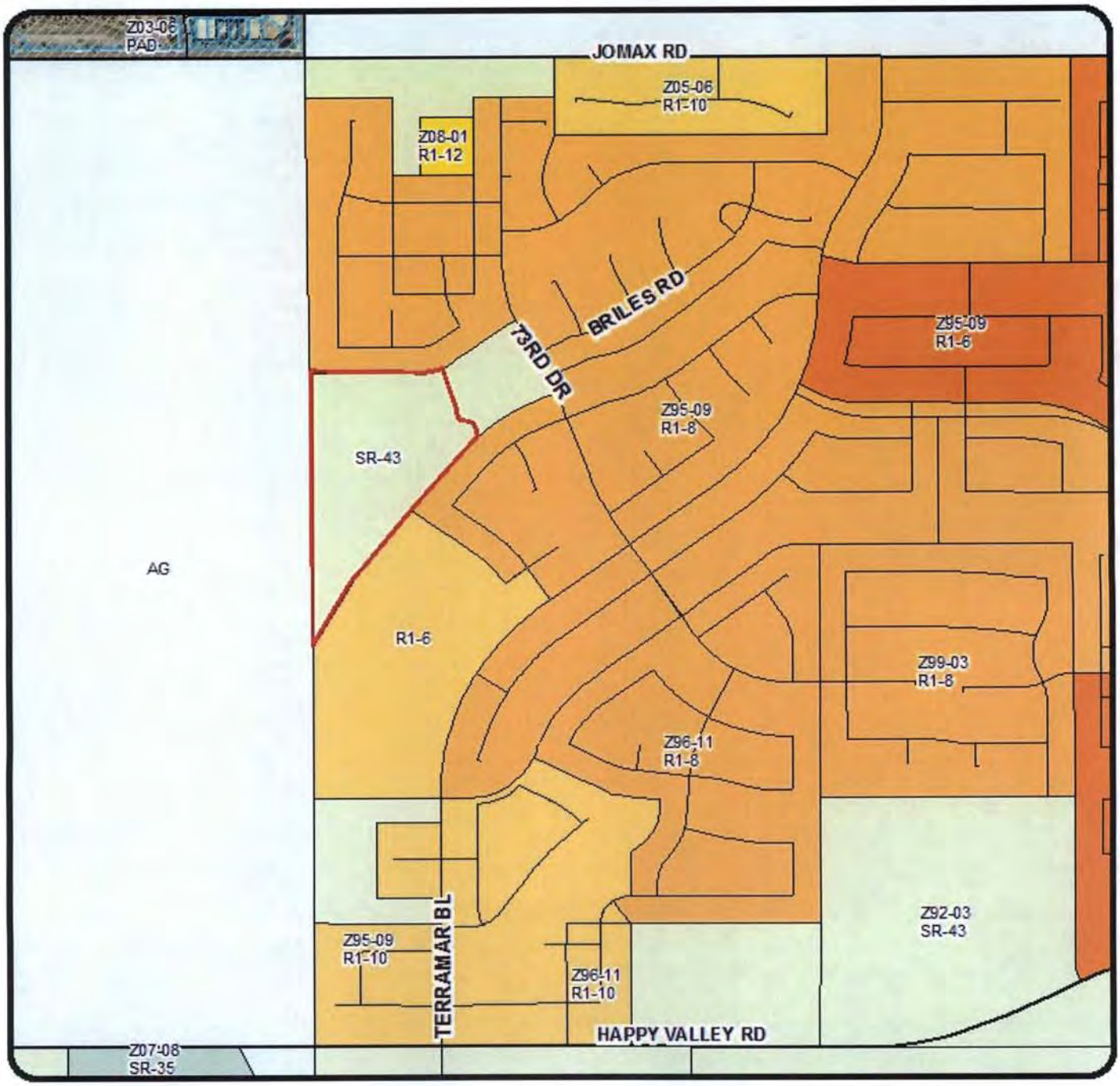
Exhibit A

Request: Establish Local Historic Landmark Designation with Historic Preservation Overlay Zoning for a portion of Palo Verde Ruin, located west of the intersection of 73rd Drive and Briles Road. The location is more particularly described as a portion of APN 201-09-044.

N

Not to Sacle

Zoning Map



HP11-0001 Palo Verde Ruin **Applicant: City of Peoria**

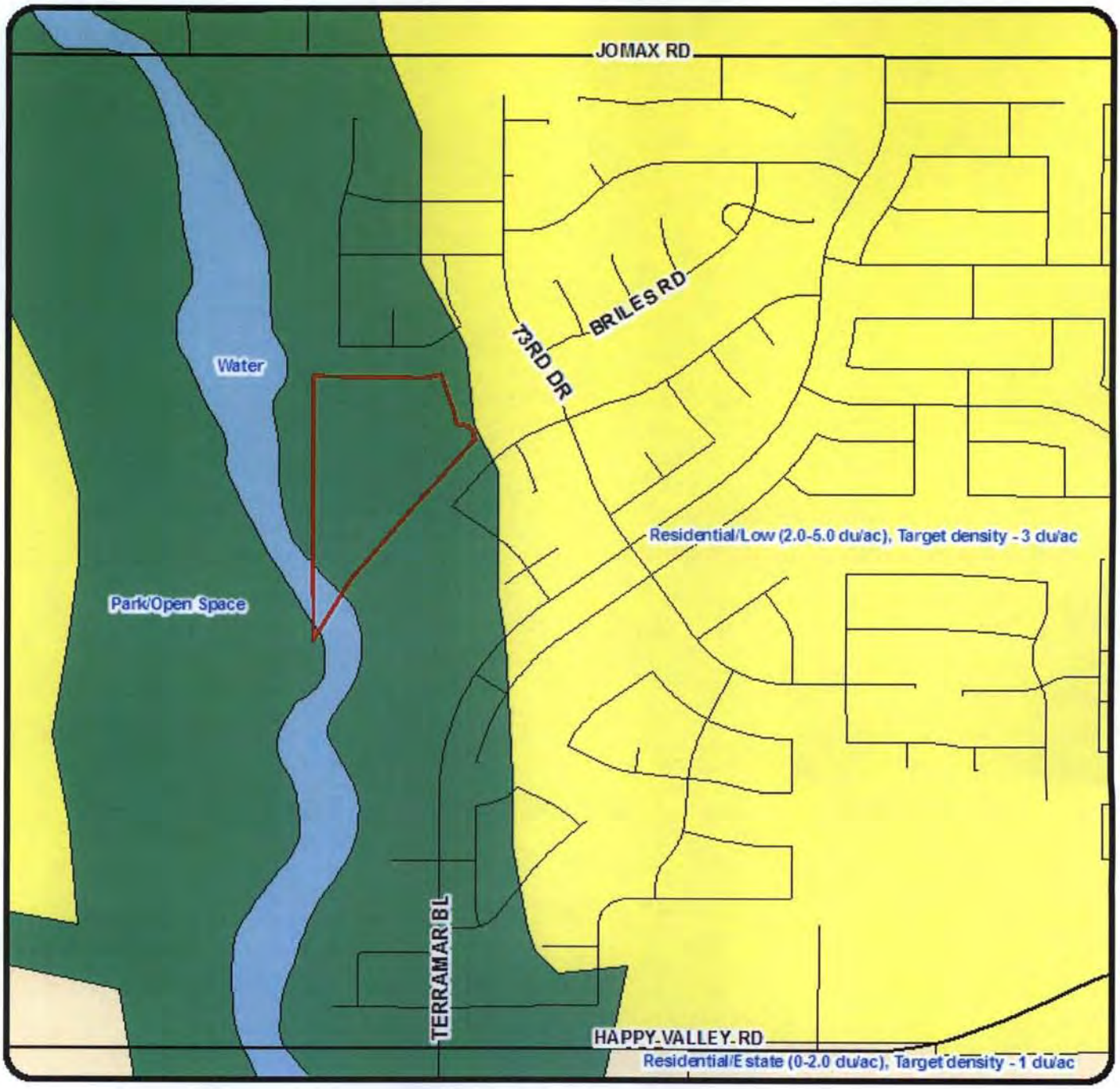
Exhibit B

Request: Establish Local Historic Landmark Designation with Historic Preservation Overlay Zoning for a portion of Palo Verde Ruin, located west of the intersection of 73rd Drive and Briles Road. The location is more particularly described as a portion of APN 201-09-044.

N

Not to Sacle

General Plan Land Use Designation Map



HP11-0001 Palo Verde Ruin **Applicant: City of Peoria**

Exhibit C

Request: Establish Local Historic Landmark Designation with Historic Preservation Overlay Zoning for a portion of Palo Verde Ruin, located west of the intersection of 73rd Drive and Briles Road. The location is more particularly described as a portion of APN 201-09-044.

N

Not to Sacle

Palo Verde Recreation Park Site Plan

EXHIBIT D

Plotted By: tmorse 10/27/2010 4:17:34 PM p:\00011\07\civil\version\ParkLOCat\Sheets\G-05.dgn

WARNING

1-800-STAKE-IT

J2 Engineering and Environmental Design
4648 E. COTTON GIN LOOP, SUITE B2
PHOENIX, AZ 85040 PHN:(602)438-2221
USA 85040 FAX:(602)438-2223
www.j2design.us

CONSULTANT(S)

City of Peoria
8401 West Monroe Street
Peoria, Arizona 85345
Phone No.: 623-773-7125

CLIENT

PROJECT:

TITLE:

City of Peoria
Palo Verde Park
26200 N. 73rd Drive

PROJECT SITE PLAN

NO.	MM/DD/YR	ISSUE
1	06/30/10	CITY COMMENTS
2	10/28/10	CITY COMMENTS

DESIGNED BY: K. MONTES
DRAWN BY: K. MONTES
APPROVED BY: D. CHAMBERS
SCALE: 1"=30'
DATE: 06/28/2010

J2 PROJECT NO.: 06.0110

ORIGINAL SHEET NO.: G-05

ORIGINAL SHEET SIZE: 24" x 36"

5 of 64

Narrative Description

Summary Paragraph

Palo Verde Ruin is a prehistoric Hohokam village located in northeastern Peoria, Arizona (Figure 1). The site has an irregular shape that extends 1,000 m along the eastern bank of the New River and more than 600 m to the east. The overall site boundary covers approximately 80 acres; the central 19.8 acres in the City of Peoria's Palo Verde Ruin Open Space Park represents the portion of the site nominated for listing in the National Register of Historic Places (NRHP). The prehistoric site is eligible for listing under Criterion D for its demonstrated and potential ability to yield data important to archaeological understanding of the prehistoric Northern Periphery of the Phoenix Basin. The site possesses an extensive late Colonial (A.D. 900) to middle Sedentary Period (A.D. 1070) Hohokam artifact scatter that is associated with 104 trash mounds found on the alluvial fan (bajada). The bajada has a moderately dense cover of Sonoran Desert vegetation of the Upper Colorado River cactus-paloverde series. Vegetation is mainly creosote bush and bursage with some saguaro, palo verde trees and desert broom. A historic component, the Keefer Ranch locus, is an noncontributing element of the site that covers 2.5 acres near the site's southern boundary. Currently, modern housing in Terramar, a single-family housing development constructed after 1999, covers 52 acres of the 80 acre site.

Narrative Description

Environmental Setting

Palo Verde Ruin, the largest prehistoric village situated on the New River, is located within the Northern Periphery, a cultural-geographic term that refers to the area between the Agua Fria and Verde Rivers and south of the New River mesas and uplands as far as the Phoenix Mountains (Figure 2). This region of arid basins is traversed by permanent and intermittent water sources that begin in the uplands and flow south to the Salt River. The Northern Periphery supports a cactus-paloverde series of plants that are common to the Sonoran Desert. The prehistoric environmental setting of the region was similar to modern conditions; however, Phillips (1998) believes the amount of rainfall may have been higher in the past. The higher rainfall would have increased the water flows in desert streams like Cave Creek and New River, which increased the amount of vegetation that grew on the bajada. However, the presence of a wetter environment would not have dramatically affected the types or variety of flora observed in the region today.

Prior to development activities that commenced in 1999, the site's environmental setting was characterized by unfenced range land, which represented a largely unchanged state from the late nineteenth century. The site was not leveled or plowed for agriculture, resulting in a natural undulating ground surface. During rain events, surface water collects on the bajada in shallow washes northeast of the site and flows to the southwest. Modern washes in the site are incised as much as 1–2 m below the modern ground surface. Water flows on the bajada have been captured and channeled by Frog Tanks Road, a historic period road which crosses the ground surface roughly perpendicular to the washes. The historic Frog Tanks Road alignment has become deeply incised from water flows in the Terramar Development's Northern Greenbelt. Water diverted into the historic road alignment enters the Southern Greenbelt before flowing into the New River floodplain, approximately 220 m west of Frog Tanks Road. The New River has been regulated by construction of a flood-control dam located 1 mile upstream from the site.

Archaeological Investigations

The Palo Verde Ruin was first recorded in the 1930s as a large village on the east and west sides of the New River by Midvale (n.d.). Later surveys redefined the site and split it into two sites; the area east of the river was identified as the Palo Verde Ruin, AZ T:8:68 (ASM). The portion of the site that was west of the river was assigned a separate site number, AZ T:8:37 (ASM) (Dittert 1976; Madsen 1984; Ruppé 1966). Later surveys re-examined the site boundary, quantified the number of surface features, and identified human remains in the spoils piles of looter disturbances (Hackbarth 1996, 1997, 2000; Larkin 1996).

Three excavation projects have been conducted at Palo Verde Ruin. The first project was a limited reconnaissance and testing project for the New River flood control dam. Limited subsurface testing was conducted in the center of the site where the greatest density of trash mounds and artifacts was noted (Ciolek-Torrello 1981). Ciolek-Torrello (1982) identified the site's central precinct—the area currently within the 19.8 acre Palo Verde Ruin Open Space Park—as having the highest artifact density and the oldest component. The site's age, Colonial through Classic period Hohokam, was identified from decorated ceramics including Kana'a, Sosi, and Black Mesa black-on-whites, plus Deadmans Black-on-red (Ciolek-Torrello 1982). The ceramic data was used for a later reassessment of habitation sites along the New River (Doyel and Elson 1985).

The second excavation project at Palo Verde Ruin was conducted in 1998 for Richfield Investments in advance of construction of the Terramar housing development. Investigations consisted of archaeological testing and data recovery of 52 acres within Palo Verde Ruin, including the historic Keefer Ranch locus. Phase 1 data recovery determined the extent of subsurface remains from 352 backhoe trenches (4,845 linear meters). The trenches exposed 199 prehistoric and 32 historic features, including 79 trash mounds, 44 pit houses, 1 ball court, 51 pits, 4 secondary cremations, 7 rock features, and 1 possible canal that was later determined to be the historic Frog Tanks Road alignment (Hackbarth et al. 1997). The prehistoric component of Palo Verde Ruin was recommended as eligible for inclusion in the NRHP, but the historic Keefer Ranch locus was recommended to be a noncontributing element of the site. Mechanical excavation was used in the following Phase 2 data recovery excavations to expose nearly 12 acres (5 ha) of the site. Excavations were conducted in 113 pit houses, of which 76 were fully or partially excavated by hand, along with 326 extramural pits, 1 ball court, and 83 features with human remains (Hackbarth and Craig 2007a, 2007b). Information from these excavations demonstrated that the site was first inhabited during the Santa Cruz phase and by A.D. 950/975 had grown to represent three small hamlets or farmsteads along the river's edge. The village expanded during the early Sacaton phase as migrants arrived at the site and established discrete residential areas (Figure 3). The village was occupied through the middle Sacaton phase, but experienced rapid decline and abandonment by A.D. 1070.

The third series of excavations at Palo Verde Ruin were conducted in conjunction with the construction of a proposed recreational park for the City of Peoria (Hackbarth 2006, 2011; Hackbarth and Gomez 2008; Marshall et al. 2004; Moore 2005). A Phase 1 data recovery project was conducted in the eastern 4.5 acres of the city park to establish the extent of subsurface remains, evaluate their level of preservation, and assess the internal structure of the site—with particular regard to the presence or absence of habitation areas, cemeteries, and a prehistoric plaza. Testing in the park involved excavation of 37 backhoe trenches, totaling 685 m. Testing identified two pit houses, one possible pit house, six thermal pits, two nonthermal pits, one midden, and two natural strata or disturbances (Moore 2005:23–29). Artifacts collected during the testing phase were from surface ($n = 384$) and subsurface ($n = 185$) contexts. The ceramic analysis indicated a few decorated artifacts derived from a Santa Cruz phase occupation, but most of the others were from the Sedentary Period (Moore 2005:18). Phase 2 data recovery included geophysical sensing, mechanical excavations, and hand excavations. Archaeological resources sampled in the park include prehistoric pit houses, extramural pits, and middens (Hackbarth 2011). Phase 2 excavations focused on the area where recreational park facilities would be concentrated, which comprises roughly 2.2 acres; the rest of the proposed park was not investigated or had limited excavations. Limited excavations were conducted in areas where few park developments were planned and subsurface archaeological resources were likely preserved.

All three investigations at Palo Verde Ruin have demonstrated that the site initially was occupied in the late Colonial Period (A.D. 900–950/975). The 1998 excavations indicate that the first habitations were three small farmsteads, each less than 50 m in diameter, situated on the edge of the floodplain at what later became the village (Hackbarth and Craig 2007a). The three Colonial Period farmsteads at Palo Verde Ruin were part of a larger community composed of at least 45 other archaeological sites, including small farmsteads, agricultural fields, quarries, and limited activity sites, that are distributed along the New River and surround Palo Verde Ruin (Doyel and Elson 1985). Although these sites extend as much as 5 miles north of Palo Verde Ruin, they are considered elements of the New River community during the Colonial Period. Sites in the Colonial Period New River community were loosely integrated, with farming the main economic activity. Hunting and gathering of plant resources supplemented farming as the chief subsistence.

Sedentary Period New River Community

Around A.D. 1010, the population at Palo Verde Ruin increased dramatically, as early and middle Sedentary Period households immigrated to the site. Each household consisted of related families that constructed multiple houses in a discrete residential area. The site area expanded as numerous households moved into the site. Eventually, 15 or more residential areas, identified as Residential Areas A–O, were established at the site (Figure 3). The site boundary increased to an area almost 1000 m along the length of the river and more than 600 m east of the river. Small farmsteads in the New River community continued to be occupied but did not experience the population growth of Palo Verde Ruin. Throughout the Sedentary Period the economy remained rooted in subsistence farming, hunting, and gathering of native resources, similar to that of the Colonial Period occupation. However, Sedentary Period residents of Palo Verde Ruin dramatically increased the quantities of food produced and stored at the site. The expanded production and storage of food probably supported communal ball court activities. Surplus goods created at the household level were likely exchanged with visitors from outside the New River community during ball court

activities. Individual households may have specialized in the production of a particular resource for exchange, as suggested by unusually high concentrations of single exotic artifact classes, such as shell, obsidian, and decorated pottery, found in some residential areas (Hackbarth and Craig 2007a).

The occupation of Palo Verde Ruin and the New River community declined rapidly around A.D. 1070 when much of the Northern Periphery was abandoned. The site's abandonment was concomitant with a decline in the regional Hohokam ball court system which occurred in the late Sedentary Period. Despite the evidence for Hohokam abandonment of the New River community, there is evidence of early Classic Period habitation farther north on the New River and elsewhere. Classic Period (A.D. 1150–1350) habitation sites on the Agua Fria River include large compound villages (Nelson 1993) and small farmsteads (Green 1989; Potter and Neal 2000). However, the Classic Period sites have different architectural styles, higher population densities that are concentrated in stone-walled compounds, and settlement on mesas (North 2002), a settlement pattern departing from that of Classic Period Hohokam sites in the Phoenix Basin, which could indicate a difference in cultural affiliation.

Cultural Affinity

Cultural affinity of sites in the Northern Periphery has been variously identified as: Sinagua Tradition; Hohokam Tradition; a frontier market manifestation of the Hohokam deemed the Hohokam Northern Periphery; or more recently, (and perhaps tongue-in-cheek), the Southern Periphery of the Perry Mesa Tradition (Gumerman and Spoerl 1980; Weaver 1980; Whittlesey 2002). The lack of agreement for cultural affiliation is partially a result of the few excavations in the region and partially due to the ubiquitous assemblage of plainware ceramics tempered with phyllite. As archaeological evidence has accumulated, the issue of cultural affiliation still has not been resolved. Early Formative Period (A.D. 150–700) sites in the Northern Periphery have small artifacts scatters, semi-flexed inhumation burials- and only rarely- ephemeral structures that are assumed to be ancestral Hohokam (Brown and Crespin 2009; Rogge 2009). The small size of Formative Period sites suggest that population density was low and that the sites were occupied by seasonal residents. By the late Hohokam Pioneer Period and early Colonial Period (A.D. 700–950), however, the ceramics, public architecture, and settlement patterns indicate a strong association with the Hohokam. This association remains constant until the end of the Sedentary Period. The Palo Verde Ruin is obviously a Hohokam village, as suggested by the site's physical characteristics: an expansive size of 80 acres; a dense settlement with 104 trash mounds that was divided among a minimum of 15 residential areas; and a ball court, the quintessential public architecture of pre-Classic Hohokam society. However, ceramic temper types found in the pottery assemblage of each residential area in Palo Verde Ruin have nearly equal proportions of all six phyllite types found at the site, suggesting the investigated households all shared the same social and exchange networks (Abbott 2007a:295, 2007b). This uniform distribution of ceramic temper types throughout the site is different than that found at Hohokam sites in the lower Salt River Valley, where ceramic diversity among households is indicative of long-distant and short-distant pottery exchange (Abbott 1994).

The abandonment of Palo Verde Ruin may be related to a regional abandonment event or trend. Emigration and possibly violence may have contributed to the popluation shift that led to abandonment of much of the Hohokam Northern Periphery (Rankin 1989:346–347; Rice 2001; Wilcox et al. 2001). During the Classic Period, prehistoric occupation of the region is concentrated in large villages on the Agua Fria River- five miles to the northwest, along the Verde River- 32 miles to the east, and near Cave Creek- 10 miles to the east (see Figure 2). The ceramics and architecture of these Classic Period residents differs significantly from that of the residents of the pre-Classic Palo Verde Ruin, strongly suggestive of a difference in cultural affiliation.

Palo Verde Ruin Feature Assemblage

The physical characteristics of Palo Verde Ruin were largely identified during the 1998 investigations completed for the Terramar Development. Along with the uniquely massive excavation effort that involved a crew of 36 archaeologists working for nearly 6 months to recover 135,000 artifacts and 8,000 biological samples, the site's preservation was also exceptional; the project area was never plowed or leveled and the surface artifact scatters, trash mounds, and ball court were clearly identifiable from an inspection of the ground surface. Most cultural features were found within the upper 20–50 cm of the soil column. The shallow depth of the cultural resources and excellent preservation provided a rare opportunity to investigate a relatively undisturbed Hohokam village. In one case, a schist artifact projecting vertically 3 cm above the modern ground surface was found to be a riser at the entry of a pit house. The intact schist riser extended to a depth of 20 cm below the modern ground surface where the pit house floor was found.

The ball court and houses excavated at Palo Verde Ruin were similar to contemporary features found at Hohokam sites within the Salt River drainage. Palo Verde Ruin's ball court was nearly identical in size and shape to the ball court at the Los Solares Locus of La Ciudad; only the orientation was slightly different. Likewise, pit houses excavated at Palo Verde Ruin had similar sizes and shapes as houses investigated at La Ciudad, 30 miles to the south on the Salt River (Henderson 1987). The main difference between Palo Verde Ruin houses and other Hohokam houses was the low incidence of plastered house floors at Palo Verde Ruin and an unusually high frequency of burned houses; almost 68 percent of the Palo Verde Ruin houses had some evidence of burning. As with Hohokam villages throughout Arizona, houses at Palo Verde Ruin were found in clusters and had entries facing a common courtyard. Small cemeteries were often located to the east or southeast of the house clusters. Extramural pits were common throughout the residential areas.

Palo Verde Ruin Artifact Assemblage

A large number of burned and unburned houses at Palo Verde Ruin had sizeable floor assemblages. Artifacts found at the site provide evidence of the manufacture and use of exceptionally large ceramic vessels, probably used to store surplus resources. Pottery was manufactured at Palo Verde Ruin, as suggested by recovery of 1 pottery anvil and 34 polishing stones (Abbott 2007a:71–73; Marshall 2007a). Ground-stone tools and ground-stone manufacturing debris are common elements in the lithic assemblage, partially because ground stone quarries were close to Palo Verde Ruin (Brunson 2000; Hoffman and Doyel 1985).

Hunting was a common activity and undoubtedly contributed to the subsistence base of site residents. Faunal remains were widely distributed within most residential areas. The total count of faunal bone from 32 pit houses amounted to 7,152 bone fragments. The majority of the faunal bone derived from rabbit or other small mammals, but nearly 25 percent represented deer and desert bighorn sheep. This frequency of artiodactyl bone is exceptionally high compared to faunal assemblages from Hohokam sites on the Salt River. However, the high frequency of artiodactyl is tempered by the observation that much of the bone are cranial elements, which have small amounts of meat. The meat-bearing elements may have been transported to other sites, an observation which has implications for regional trade and exchange (Glass 2007).

The 1998 excavations recovered 197 projectile points that were classified into 12 point types and one indeterminate class. The points were recovered from residential features, trash deposits and mortuary contexts, suggesting the use and discard/loss of utilitarian artifacts, as well as production of special mortuary goods (Marshall 2007b). The 2010 excavations at Palo Verde Ruin recovered an additional six projectile points.

Intrusive and exotic artifacts were relatively common at Palo Verde Ruin. Obsidian recovered from the site represented a mixture of both finished tools and manufacturing debris, suggesting raw material was imported to the site. Geochemical sourcing of the 866 obsidian artifacts indicates they originated from five sources. However, 97 percent of the obsidian assemblage is derived from two sources, the Vulture source and a group of northern Arizona sources. The nearly equal proportion of these two obsidian sources, located at different distances and directions from Palo Verde Ruin, suggests the supply network for Palo Verde Ruin was varied and effective at obtaining desirable resources, despite long distances (Marshall 2007b). Likewise, the intrusive ceramic assemblage consisting of 319 sherds representing five ware groups and nine ceramic types also derived from a variety of sources. Most intrusive ceramics were whitewares, redwares, and orangeware from the Four Corners area of northern Arizona, although graywares from Flagstaff and Prescott were present (Walsh 2007). Marine shell was relatively common with 1,441 artifacts in the assemblage. However, evidence for manufacturing shell artifacts was lacking. The shell artifacts encompassed 15 artifact types, representing nearly all types common to Hohokam sites. The variability of the shell assemblage and lack of manufacturing evidence indicates a wide variety of Hohokam artifact forms were imported to the site (Vargas 2007).

Subsistence at Palo Verde Ruin was based on plant resources. Corn provided the bulk of subsistence, but gathered plants did contribute a significant proportion of the total consumed resources. Mesquite and cholla were common in the flotation samples, with smaller amounts of agave and cotton (Dering 2007). The pollen analysis identified saguaro, cholla, and prickly pear as common plant resources. These resources were unequally distributed throughout the site, and may be evidence of resource specialization among the residential areas (Smith 2007). Agave processing was also inferred from the presence of 175 tabular tools. This large number of tabular tools starkly contrasts with the handful of tabular tools found farther north at small sites on the New River (Green 1989). This difference in the

intersite distribution of artifacts associated with agave processing may be related to temporal differences or differences in economy and/or cultural affiliation of the sites.

The 1998 excavations at Palo Verde Ruin encountered a relatively well preserved site despite decades of looting and trash dumping. Looting was noted by Museum of Northern Arizona archaeologists as early as 1979 when the site was tested for the first time (Ciolek-Torrello 1981). Significantly, the Museum of Northern Arizona investigations described the center of the site as having the greatest artifact density and largest trash mounds. These resources probably represent a prehistoric residential area and an important part of the site (Ciolek-Torrello 1982; Doyel and Elson 1985; Hackbarth and Craig 2007a).

Erosion has damaged archaeological resources in the park. The historic Frog Tanks Road, a late nineteenth century trail connecting Phoenix and the Lake Pleasant vicinity, crosses the city park (Figure 4). The trail's original surface has been destroyed as a result of erosion and incision of the wash channel. No historic artifacts related to the trail are present and the only evidence for the trail is its identification on historic and modern maps. It is mentioned in this nomination as context; however, it is no longer visually evident within the boundaries of the site.

Single-family housing was constructed over 52 acres of Palo Verde Ruin following completion of the 1998 excavation project. The portion of the site that remains undisturbed includes a 10 acre parcel at the northern end of the site in private ownership and the city's 19.8 acre park. Between 1998 and 2005, unregulated dumping of trash and dirt spoils occurred at the park. In early 2003, the city and a newly-created advocacy organization, the Friends of Peoria's Archaeological Heritage, removed the trash and most of the dirt spoils from the park. A cable barrier was constructed along the east and west sides of the park in late 2003 to limit off-road driving. The western and southwestern cable barrier was replaced with a three-rail welded pipe fence in early 2007 following repeated destruction of the western cable barrier.

Period of Significance (justification)

Palo Verde Ruin appears to have been occupied for a relatively brief period of time. Evidence for the beginning of the occupation is found in three loci that have pit houses dating to the late Colonial Period (A.D. 900–950/975). Radiocarbon and archaeomagnetic samples substantiate the late Colonial dates; decorated ceramics from this time period are present, but rare. The site's occupation probably ended in the middle Sedentary Period (A.D. 1070), as indicated by radiocarbon samples and the relative frequencies of temporally diagnostic ceramics. However, recent radiometric data may suggest a small population could have been present at the site as late as the middle twelfth century A.D. (Hackbarth 2011).

Statement of Significance Summary Paragraph (

Palo Verde Ruin has been previously recommended eligible for listing in the National Register under Criterion D (Hackbarth et al. 1997; Larkin 1996). Excavations were completed in 1998 in conjunction with construction of the Terramar Development (Hackbarth and Craig 2007a, 2007b) and again in 2010 prior to construction of a recreational park (Moore 2005; Hackbarth 2011). Palo Verde Ruin has the potential to provide further information about prehistory in the Phoenix Basin, including a record of site occupation that is contemporary with: 1) the founding of the site in the tenth century A.D., probably around A.D. 900; 2) the maximum population density in the village during the Sedentary Period; and 3) the abandonment of the Northern Periphery, at roughly A.D. 1070, or possibly later. The site's nearly two centuries of occupation corresponds to the peak of the Hohokam regional ball court system and ends as ball courts cease to be constructed and used across north-central and southern Arizona. Hohokam ball courts represent important integrative facilities central to Hohokam society and the collapse of the ball court system led to the contraction of Hohokam society into southern Arizona. The demise of the ball court system occurred at the same time that large sites near major rivers increased in size and a new form of public architecture, platform mounds, became increasingly common. Households that abandoned the Northern Periphery may have joined communities near the Salt River, contributing to the population increase at riverine villages. The cause of the Northern Periphery's abandonment is unknown, but the development of the Perry Mesa Tradition, 20 miles northeast of Palo Verde Ruin, may have been related to the collapse. Information from Palo Verde Ruin has the potential to address research issues related to the abandonment of the Northern Periphery and Hohokam ball court system as well as issues related to Hohokam chronology, site structure, settlement systems, social structure and organization, subsistence, trade and exchange, and regional conflict.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

Cultural Context

Archaeological evidence suggests that human presence in the Northern Periphery may have began as early as 11,000 years ago. The initial period of occupation, termed the Paleoindian Period, dates from approximately 9500 B.C. to 8500 B.C., and appears to have been intermittent in the Phoenix Basin, given the limited amount of recovered evidence. The evidence consists primarily of isolated surface finds of Clovis points, probably left by dispersed mobile groups that hunted now-extinct megafauna and possibly supplemented their diet with collected wild plant materials (Waters 1986). Two isolated Clovis points have been found in the Northern Periphery (Crownover 1994; North et al 2005), representing the only known evidence, to date, of Paleoindian occupation or use of the Phoenix Basin.

Following climatic amelioration and the extinction of megafauna, a new cultural pattern emerged. The Southwestern Archaic was manifested by small, mobile, residential groups that hunted medium-sized to small game and foraged for diverse floral resources (Huckell 1995; Mabry 2000). This adaptive pattern persisted through the Early (8500 B.C. to 5000 B.C.) and Middle (5000 B.C. to 1500 B.C.) Archaic periods. By the Late Archaic Period (1500 B.C. to A.D. 1), some groups occupied well-watered upland locations along primary or secondary stream courses where crops could be planted. In these locations they adopted maize horticulture, maintained substantial storage facilities, and established a semi-sedentary subsistence-settlement pattern (Potter and Neal 2000; Wright 2002).

The succeeding Early Formative Period, which dates between A.D. 1 and approximately A.D. 700, is characterized primarily by the introduction and early development of plainware ceramics. This period is considered to be a period of transition, during which sedentism and the reliance on horticulture increased throughout the region (Mabry 2000). The earliest occupations are characterized by groups of small pit houses of varying configurations comprising small semi-sedentary hamlets. No definitive Early Formative-period sites have been identified along the New River, but some Early Formative artifact scatters are present on the Agua Fria River (Brown and Crespin 2009).

The emergence of the Hohokam as an integrated cultural pattern likely occurred as early as A.D. 700. Recent assessments have suggested that the suite of cultural traits and developments that marked the beginnings of regional cultural differentiation that characterized the Hohokam appears to be fully established as late as the middle of the Gila Butte phase of the Colonial Period, beginning around A.D. 750 (Dean 1991; Doyel 1991; Wallace et al. 1995; Wilcox 1979; Wilcox and Sternberg 1983). By this time, the Hohokam had developed an integrated belief and ritual system, including the adoption of public architectural forms, such as ball courts, into the settlement structure, development of a characteristic mortuary complex, large-scale irrigation agriculture, and naturalistic iconography on decorated ceramics. Along the New River, prehistoric occupation during the early Pioneer Period was likely transitory with seasonal camps and activity areas (Doyel and Elson 1985).

The establishment of numerous villages throughout southern and parts of central Arizona, including the Northern Periphery, characterizes the Colonial Period. Habitation at village sites consisted of courtyard groups focused on a common external living area or workspace. Sites consisting of one or two courtyard groups, trash mounds, cemetery areas, and roasting pits tend to be arrayed around the margins of the courtyard. At larger villages, composed of clusters of courtyard groups, central plazas, communal cemeteries and work areas were incorporated into the village structural layout (Howard 1985; Wilcox and Sternberg 1983). The introduction of ball courts at some of these villages suggests the beginnings of site functional differentiation and intercommunity integration. Ball courts, as a widespread form of public architecture, increased in number and expanded in areal extent throughout the Colonial Period.

The late Colonial Period and early Sedentary Period represented times of substantial growth in the number and size of Hohokam settlements and ball court villages (Doyel 1991). During this time, it is likely that the settlement system along the New River started. The Palo Verde Ruin became the center of the New River Community regional system, which was characterized by numerous hamlet-size settlements, ground-stone manufacturing sites, and temporary activity areas and agricultural sites. The decline and eventual collapse of the ball court system occurred in the late Sedentary Period as social activity formerly associated with the ball courts became focused upon platform mounds (Gregory 1987). In the Northern Periphery, late Sedentary Period and subsequent Classic Period sites tend to cluster along the Agua Fria River (Doyel and Elson 1985). Classic Period sites have stone-lined pit houses, as evidenced along Cave Creek and farther north along the New River drainage (Doyel 1985). All prehistoric villages along the Agua Fria River and elsewhere in the Northern Periphery were abandoned by A.D. 1350–1450.

New River Community

Palo Verde Ruin reached its maximum size in the early Sedentary Period, possibly by A.D. 1010. Abbott (2007a) contends that the growth of the village was related to ball court activities. The ball court at Palo Verde Ruin is one of only seven ball courts in the Northern Periphery. Ball courts integrated the members of multiple communities through regional exchange of locally produced resources. Most ball courts in the Northern Periphery are 12–25 miles distant from Palo Verde Ruin and have a variety of ages and morphologies (Hackbarth and Craig 2007a). The closest ball court to Palo Verde Ruin is the rare rock-lined ball court at the Terrace Garden Site- AZ T:8:19 (ASM), only one mile to the northwest (Marshall 2009). The close proximity of two ball courts in the New River community, built with entirely different materials, may indicate that the regional ball court and settlement systems were not defined by a geographical distance. Rather, the differences in ball court morphology could reflect that multiple social networks operated within the local community. Alternatively, the two ball courts in the New River Community may not have been contemporary; unfortunately, neither of the ball courts have clear date associations. Current and future investigations at Palo Verde Ruin may contribute to a better understanding of how Hohokam ball court communities were integrated.

A critical factor to assessing the significance of the two ball courts in the New River community is the age of the features at their associated sites. The age of occupation at both ball court sites is important for delineating the cultural development of the New River community and the abandonment processes that occurred throughout the New River community, within the regional ball court system, and within the Northern Periphery. The Terrace Garden ball court is not directly dated and could have either been a predecessor or contemporary of the Palo Verde Ruin ball court. The end of occupation at the Palo Verde Ruin, proposed as approximately A.D. 1070 (Hackbarth and Craig 2007a:163), is predominantly based on ceramic frequencies and chronometric data from as few as three pit houses (Abbott 2007c:254). This date is problematic in light of one radiocarbon date from the 2010 excavation that suggests occupation as late as the middle of the twelfth century A.D. (Hackbarth 2011). Radiocarbon and archaeomagnetic samples with post-A.D. 1070 date ranges were assigned less weight in the chronometric analysis because the ceramic associations were small (Abbott 2007c).

The 1998 excavations mainly used mesquite wood from architectural features for radiocarbon assays; because architectural wood can be re-used over time and because mesquite is a long-lived species, radiocarbon dates from mesquite specimens may have underestimated the end date of the site's occupation (i.e., the dated wood samples that Abbott (2007c) used to date the terminal ceramic assembleages may have come from a tree that died long before the Palo Verde Ruin was abandoned). The radiocarbon sample analyzed during the 2010 excavations derived from an annual plant and has a 2σ date range of A.D. 1040–1260 which overlaps the A.D. 1070 date; however, at 1σ, the date range for this sample is A.D. 1160–1220. Further investigations in the city park may recover chronometric samples that could further refine the age of the site's earliest occupation and abandonment, and by implication, the dates for decline of the Hohokam in the Northern Periphery and the regional ball court system.

Dating/Chronology

Dating of Palo Verde Ruin has largely been accomplished through chronometric dating of radiocarbon and archaeomagnetic samples and relative dating of deposits and features using diagnostic ceramics. Future research of chronology may benefit from the application of new technologies. Extremely small samples of charred materials (100–500 micrograms) can be assayed for radiocarbon dates using microsample AMS. Although AMS samples (requiring >1 gram of carbon) were preferred during the 1998 excavations, the five analyzed samples that dated the ceramic assemblages from the site derive from conventional radiocarbon assays collected from architectural structure elements, which are subject to "old wood" problems such as recycled use and long-lived species of wood (Abbott 2007c:254). Annuals comprise only 6 of the 59 radiocarbon samples submitted for analysis in 1998 and none of them were used to date the ceramic assemblages that were used to establish the end of the site occupation (Hackbarth and Craig 2007a). The extremely small size of microsample AMS assays makes it possible to submit extremely tiny fragments of charcoal for dating, increasing the possibility of selecting annuals that provide more precise dates for the end of the site occupation. Other chronometric technologies that were not available in 1998 include thermoluminescence dating of ceramics or soils. This method may be especially useful to date houses that lack charcoal, but have ceramic artifacts.

Another potential chronometric method that may be useful is the relative dating of faunal bones from stratified features, using fluoride dating. This method, used in conjunction with evidence of superimposed features, does not provide an absolute date, but it can arrange the sequence of feature use if stratified deposits or multiple, overlapping radiocarbon or archaeomagnetic dates with long 2σ date ranges area available. Determining the relative age of features may allow some date ranges to be truncated, indicating a shorter range of time when a feature may have been used. The portion of the site located within the city park has evidence for intensive occupation, which may include superimposed features that could provide data for fluoride dating. As faunal bone is very common at Palo Verde Ruin, two variables needed for this relative

dating method to succeed are available. The combination of new chronometric methods and refined analyses will provide a new chronological perspective for the site.

Site Structure and Organization

The presence of public architecture, such as the ball court, is an important element of Hohokam site structure. Recognition of other forms of public architecture at Palo Verde Ruin would contribute new data about site structure and organization. Besides the ball court, other forms of public architecture are anticipated to be present at Palo Verde Ruin. Large pre-classic Hohokam villages in the Gila River valley, such as Snaketown and Grewe, have central plazas and community cemeteries located near ball courts. Plazas tend to have very few artifacts and a few dedicatory features (Wallace 2003), whereas the community cemeteries near the center of the site tend to have prestige goods that represent conspicuous displays of wealth. The "Shrine Area" at Grewe had a large number of exotic goods that probably were deposited during memorial rituals related to the nearby cemetery. Testing of the portion of the site within the Palo Verde Ruin city park has indicated that Feature 1283, a trash mound, has an exceptionally high density of decorated ceramics (Ciolek-Torrello 1981). The decorated ceramics and high artifact density in Feature 1283 could be a local analog to the concentration of prestige goods found at the Grewe site's Shrine Area. In addition, a possible plaza was identified during the 2010 excavations at Palo Verde Ruin. Erosion and off-road vehicle travel have impacted the hypothesized plaza area, making feature identification problematic.

Data on site structure and organization of Palo Verde Ruin was collected during the 1998 and 2010 excavations that identified a total of 15 residential areas clustered around the geographical center of the site. Archaeological resources in the city park are likely the remains of one or more additional residential areas and may possibly include the earliest Colonial Period remains at the site (Ciolek-Torrello 1981). The largest trash mounds at the site are located within the park, which suggests that the area proposed for nomination constitutes either an area of particularly intensive or long term occupation. Regardless of whether a large population or a long duration of site use contributed to the development of the numerous large mounds in the central portion of the site, the information potential of the portion of the site proposed for nomination has implications for an appreciation of the diachronic growth of the village and its population size. Furthermore, because the area proposed for nomination possesses an early component that is located at the center of the site, it is possible that the household(s) that occupied this area were the original settlers of the site and may have had special use rights to nearby resources. Their primacy at the site might have translated into a preeminent social standing within the community, resulting in unequal access to wealth, ritual goods or other resources. Further study of the structure and organization of residential areas, as well as the distribution of exotics and prestige goods in this portion of the site, will provide further information about the development of Palo Verde Ruin over time.

Exchange

Ball court activities likely attracted households from distant communities, which facilitated trade and exchange of resources between communities (Abbott 2007a, 2007d). Surplus goods produced in one community may have been consumed during the ball court activities or exchanged with community members from other sites. Commodities distributed in this manner may have involved face-to-face interaction of producers and consumers. Alternative modes of trade and exchange have been proposed for Hohokam society, including elite control of prestige goods and production of some goods by full-time specialists. The high density of faunal remains at Palo Verde Ruin, especially artiodactyl, as well as ground-stone tools obtained from nearby quarries, are candidates for resources that residents of Palo Verde Ruin produced and exchanged during ball court activities. Ceramics and projectile points from Palo Verde Ruin may be amenable to analyses that could identify production by specialists, if present.

To determine whether the ground stone at Palo Verde Ruin was a locally manufactured good, ten ground-stone tools from Palo Verde Ruin were sourced with X-ray fluorescence. The results of analysis indicated that the ten artifacts derived from a total of six sources (Skinner 2007). The numerous sources contradict the expectation that local resources, rather than items imported from a distance, would dominate the Palo Verde Ruin assemblage. Small sample size may have influenced this apparent variability of sources; additional sourcing of ground stone, and other artifact classes, from newly excavated contexts may augment this sample and better inform about the nature and frequency of exchange between ball court communities.

Subsistence

The types of subsistence resources consumed at Palo Verde Ruin have been established from 125 pollen samples and 124 flotation samples analyzed for the 1998 excavations (Dering 2007; Smith 2007). Two new technologies that were not available in 1998 may provide additional insight into resources consumed at Palo Verde Ruin. Phytoliths, small silica

plant parts deriving from stems, leaves and seeds of some plants, can be identified from microscopic examination of soil samples. Protein residue analysis can be conducted on artifacts and soil samples to identify families of plants and animals that were processed at the site. Furthermore, gas chromatography (GC) and Fourier Transform Infrared Spectroscopy (FTIS), are also now available for identifiecation of lipids that may have been sealed into ceramic vessel walls when the vessels were used for the first time. Lipids that are unique to broad classes of plant and animals can be identified using GC and FTIS, which provides insight about the use of ceramic vessels and subsistence at the site.

Conflict

Further study of Palo Verde Ruin may contribute to studies of regional conflict. Most sites in the Northern Periphery were abandoned before the twelfth century A.D. resulting in depopulation of the area between Perry Mesa and the Salt River Valley (Rice 2001). Prehistoric abandonment of the Northern Periphery may be related to the rise of the Perry Mesa Tradition in the mesas and uplands northeast of the Palo Verde Ruin. The Perry Mesa tradition is characterized by dense populations living in masonry pueblos atop fortified mesas (Spoerl and Gumerman 1984). Scattered Hohokam farmsteads and hamlets in the New River community and the large Palo Verde Ruin village, represent a significantly different settlement pattern and likely a different cultural tradition than that of the Perry Mesa sites. Raiding, or simply the threat of conflict, may have contributed to regional abandonment of the New River community. Collapse of the ball court system also may have contributed to the abandonment process.

Developmental history/additional historic context information

Looting has occurred at Palo Verde Ruin and will undoubtedly affect the future recovery of archaeological information. However, the looter's holes largely have been excavated into trash mounds, features that normally have mixed strata. The amount of damage caused by looting in trash mounds may be minimal. Looting may be a more serious issue where trash mounds accumulated over houses or other large features and the digging intruded into the lower features. In 1998, archaeological excavations did encounter looted contexts in Residential Area D, an area with extensive pot hunting disturbances. However, the archaeologists were able to distinguish between prehistoric deposits and looter disturbances, suggesting that similar success at discriminating between preserved contexts and disturbed areas may be expected in the portion of the site located in the city park.

Erosion of deposits containing prehistoric archaeological resources has occurred within the park. Excavations in 2010 documented the destruction of at least one thermal pit by overbank floods from the wash channel. The overbank scouring also has cut a channel across a previously undisturbed portion of the site and exposed ceramic and lithic artifacts. A drop structure constructed in the wash channel has been designed to confine future overbank flows in the wash channel.

Archaeological resources cover approximately 80 percent of the city park's modern ground surface. The remaining 20 percent of the park is divided between wash channels and alluvial settings that lack surface archaeological resources (8 percent) and the New River floodplain (12 percent). The floodplain has an elevation that is minimally 50 cm lower than the bajada where the Palo Verde Ruin resources are visible on the surface. One possible archaeological resource is visible along the interface of the floodplain and the bajada where a possible irrigation canal is identifiable as a shallow depression that does not follow the modern surface contours. Off-road vehicles have damaged the surface of the floodplain, but it is possible that ephemeral agricultural fields are buried within the floodplain.

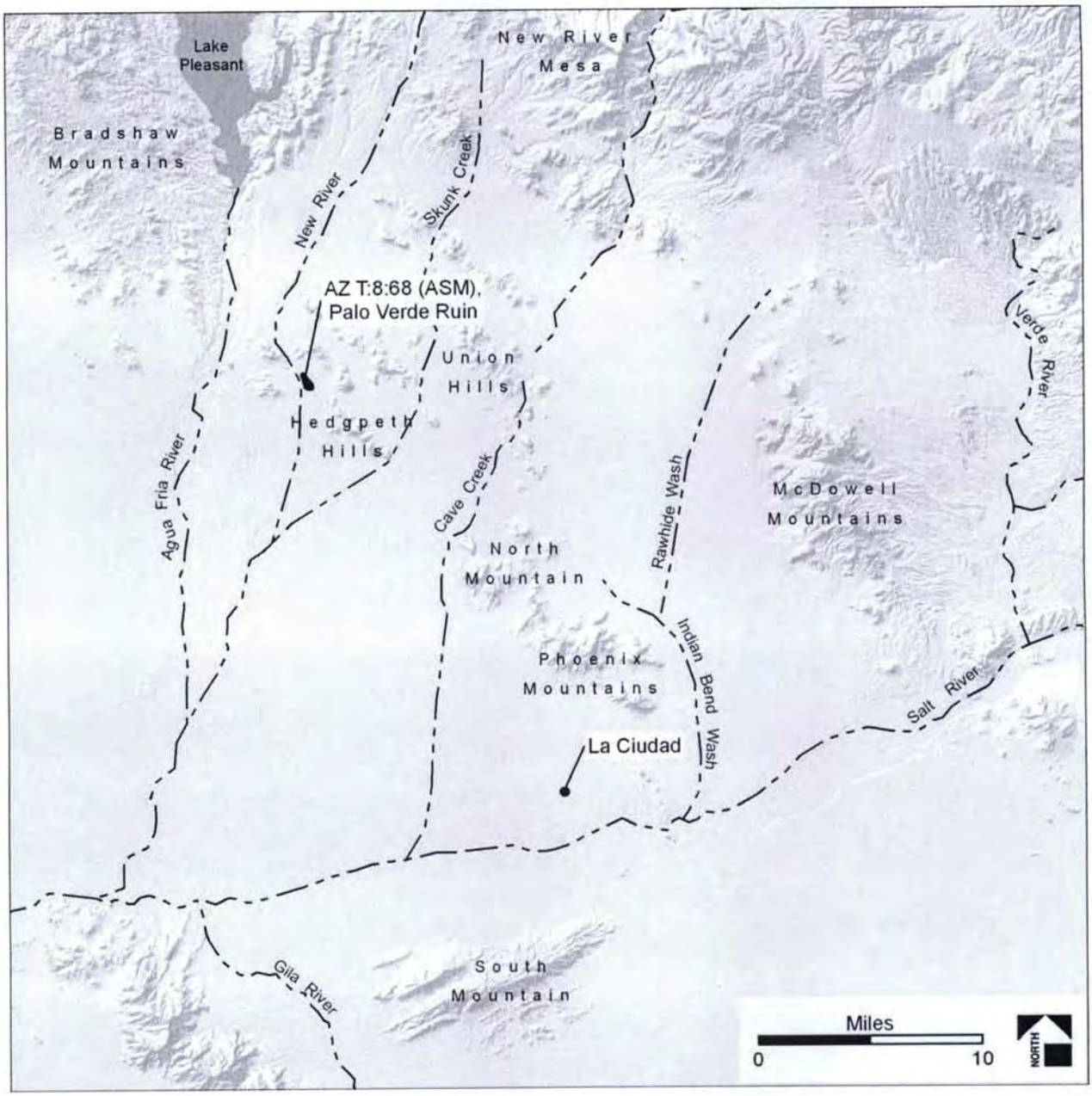


Figure 2. Overview of the Northern Periphery.

REZONING
REPORT TO THE PLANNING AND ZONING COMMISSION

CASE NUMBER: Z 08-02

DATE: August 18, 2011

AGENDA ITEM: 6R

Applicant:	Aloravita II, LLC; represented by [redacted] of Beus Gilbert, PLLC.
Request:	***Aloravita***: Proposal to rezone two sections of land encompassing approximately 1,262 gross acres (2 square miles) from General Agricultural (AG) to Planned Community District (PCD) to allow for a planned community of up to 3,939 detached single-family residential units.
Location:	North Parcel: Comprises a full section of land (1.0 square miles) bounded by 75th Avenue (west), 67th Avenue (east), Jomax Road (south) and the Dynamite Boulevard alignment (north) – APN 201-20-582. South Parcel: Comprises a full section of land (1.0 square miles) bounded by the 83rd Avenue alignment (west), 75th Avenue alignment (east), Happy Valley Parkway (south) and Jomax Road (north) – APN 201-20-581.
Support / Opposition:	This project has received considerable public interest since the submittal of the original version of the PCD in 2008. As a result, the Plan has undergone multiple revisions (see Exhibits B1-B5). A final neighborhood meeting is scheduled for August 9, 2011 (after the publishing of this report). Staff will provide a verbal report on the outcome of this meeting.
Recommendation:	Recommend **approval** of Z 08-02 to the City Council.

AREA CONTEXT

1. Aloravita consists of approximately two square miles – 1,262 acres – of vacant land situated diagonally from each from the Jomax Road and the 75th Avenue alignment intersection. Each parcel has significant natural constraints such as hillside areas and major drainage ways.

2. The North and South parcels were annexed into the City of Peoria under *Ordinance 89-34* in November of 1989. Upon annexation, the property was given equivalency zoning of General Agricultural (AG), but remained under the ownership of the Arizona State Land Department (ASLD). In June of 2006, the current applicant (as "Patriot American Arizona, LLC") was the successful bidder in the ASLD public auction for this property.

EXISTING AND SURROUNDING LAND USE AND ZONING (EXHIBIT A)

NORTH PARCEL	LAND USE	ZONING
Subject Property	**Vacant**	**General Agricultural (AG)**
North	Single-Family Residential ("Sonoran Mountain Ranch") – under development	Planned Area Development (PAD)
East	Single-Family Residential (City of Phoenix)	City of Phoenix R1-8 PRD
West	Single-Family Residential ("Rock Springs") – under development	Planned Area Development (PAD)
South	Single-Family Residential ("Terramar")	SR-43, R1-10, R1-8, & R1-6

SOUTH PARCEL	LAND USE	ZONING
Subject Property	**Vacant**	**General Agricultural (AG)**
North	Single-Family Residential ("Rock Springs") – under development	Planned Area Development (PAD)
East	Single-Family Residential ("Terramar")	R1-10, R1-8, & R1-6
West	Single-Family Residential ("West Wing Mountain")	Planned Community District (PCD)
South	Vacant	SR-43

PROJECT HISTORY

Application History – Initial Filing

3. In February of 2008, Patriot American filed two separate Planned Community District (PCD) applications – one for each section of land – and a Minor General Plan Amendment. Case Z08-02 originally referred to just the southern parcel, which was called "Tusoul" and proposed a variety of uses such as neighborhood commercial, multi-family residential, PUSD K-8 school site and single-family residential (Exhibit B1). This proposal would have yielded approximately 2,812 residential units (611 of which were multi-family) and 10.2 acres of commercial.

4. The second application, known then as "Aloravita" (Case Z08-07), pertained to the northern parcel and proposed all single-family residential homes and a 60-acre DVUSD high school site (Exhibit B2). While much of this plan remains unchanged from when it was originally proposed, the most notable change was the relocation of the high school site from the southeast corner of the project to the southwest corner. The yield for this parcel was 2,245 homes in 2008.

5. Upon receipt of the City's standard *Notification of Application*, staff began receiving considerable opposition, primarily focused on the southern parcel – Tusoul. The opposition against the Tusoul proposal essentially pertained to (a) overall project density; and (b) commercial land uses near the SEC of Jomax and 83rd Avenue; and (c) the multi-family residential component near 83rd and Jomax and near Happy Valley Parkway.

6. Staff held regular working meetings with the applicant and the development team in an attempt to work through the concerns expressed by the community. While progress was made, staff continued to receive opposition from nearby residents, primarily from the West Wing Mountain community. To assuage interests from the applicant and ASLD in moving the project forward to a public hearing, staff prepared a comprehensive list of stipulations. The development team found this solution undesirable and elected not to proceed to any public hearings. As a result, the project sat inactive for several months.

Application History – 2nd Major Plan Iteration

7. With a new development team, the southern parcel ("Tusoul") was substantially modified and renamed as "The Villages at Aloravita." The northern parcel ("Aloravita') was renamed as "The Hills at Aloravita." The revised PCD was resubmitted in October of 2009. Modifications to the southern parcel included the removal of the commercial and multi-family residential components; and the addition of a newly-proposed 78-acre mixed-use village core in the center of the parcel (Exhibit B3). The mixed-use core required a companion Minor General Plan Amendment (Case GPA 08-02).

8. The mixed-use core in The Villages at Aloravita was intended to advance sustainability and placemaking objectives by creating a limited "main-street" style commercial live-work area with residential homes located above commercial uses on the ground floor. To add to the vitality of the area, the plan centered the school and city park site around the core with supporting moderate density attached single-family residential uses. This request advanced the General Plan and was therefore supported by staff. Case GPA 08-02 was heard by the Planning & Zoning Commission on December 17, 2009 and received a unanimous recommendation of approval to the City Council.

9. Within 24 hours of the hearing, staff began receiving opposition to the case which ultimately led to the City Council's decision to require additional neighborhood work by the applicant and to remand the request back to the Planning & Zoning Commission for reconsideration. After several months and multiple neighborhood meetings with a representative 'core group' of West Wing Mountain residents, the applicant recognized the impasse and elected to dispose of the mixed-use concept and attached single-family residential product in favor of an all detached single-family residential community.

Application History – 3rd Major Plan Iteration

10. With virtually no opposition to the northern parcel, the applicant worked closely with staff to modify the PCD document and land plan for the southern parcel. Both parcels were consolidated into one PCD under the name "Aloravita." Absent a mixed-use core, staff worked with the applicant to advance placemaking objectives by creating a core area of moderate density detached single-family residential product types that would provide diversity in lot sizes centered around the city park and elementary school site. This area would contain lots ranging in size between 2,500 square feet and 4,500 square feet in area. The 2,500 and 3,500 square foot parcels were envisioned and structured with standards to facilitate an 'alley-loaded product type' (Exhibit B4), in the same manner as seen in projects such as Verrado, Marley Park, Vistancia and other neo-traditional formats. Outside of the core and adjacent to West Wing and Rock Springs, the plan included parcels requiring a minimum lot size of 6,000 square feet.

11. The project was re-introduced to the West Wing core group on June 29, 2011, which appeared to be supportive of the all single-family residential concept. However, once the residents had the opportunity to digest the proposal and fully understand the variety of lot sizes within the project, opposition once again began to swell. A follow-up neighborhood meeting with the larger West Wing Mountain community was held on July 11, 2011. Most of those in attendance expressed opposition to the parcels allowing the smaller lot-size format (2500, 3500 and 4500 square foot lots). Many attendees expressed a view that lots less than 6,000 square feet in size were incompatible with the established character in the area and would drive down property values. The smallest lot size permitted for West Wing, Rock Springs and Terramar is 6,000 square feet.

Application History – 4th Major Plan Iteration / Current Proposal

12. At this time, the applicant has done as asked by the West Wing Mountain residents. The minimum lot size is now 6,000 square feet and there are no commercial, multi-family, or mixed-use components (Exhibit C1). It should also be noted that since the July 11, 2011 neighborhood meeting, the applicant has made a change to his development team. The applicant and this project are now

represented by [redacted] from the law firm of Beus Gilbert, PLLC.

PROJECT DESCRIPTION

Overview

13. As currently proposed, the northern and southern parcels will yield up to 3,939 dwelling units, two school sites (one high school and one elementary school), a city park site, several miles of public and private trails, and 323.9 acres of natural open space to be donated to the City (26% of total project area). The gross density of both parcels combined is 2.91 du/ac with the caveat that should the high school not develop, additional units may be constructed, thereby increasing the density to 3.12 du/ac.

14. All lots within Aloravita are to be no smaller than 6,000 square feet in size with standards conforming to the City's R1-6 Single-Family Residential District. The Aloravita PCD has also referenced the City's Design Review standards for Single-Family Residential development, which will dictate subdivision layout, product mix and design, amenities and useable open space percentages.

Northern Parcel (Exhibit C2)

15. This parcel consists of approximately 634 acres and will yield up to 1,675 detached single-family residential homes (2.64 du/ac). Additionally, pursuant to the terms of the State Land auction Certificate of Purchase, the Deer Valley Unified School District has seven (7) years (from the 2006 Certificate of Purchase) to accept a 60-acre dedicated site and construct a school. The high school site is located at the corner of 75th and Jomax. To date, the DVUSD has expressed a lack of desire for another high school at this time or in this location. Should the District not exercise its option, the site has an underlying residential allowance which would permit an additional 264 homes.

16. With the allowance and current DVUSD position, the total residential units on the northern parcel could increase up to 1,939 residential units (3.12 du/ac). Additionally, under this scenario (High School site not developing), additional open space would be provided to facilitate an 8-acre Peoria Neighborhood Park and trailhead.

17. Approximately one-third of the northern parcel is hillside, which includes land above the 10% slope line. Areas above the 25% slope line will remain undisturbed and be donated to the City of Peoria for inclusion into the East Wing Mountain Preserve. Areas above the 10% slope line will be subject to the City's Hillside Overlay which dictates disturbance, lot size, cut-and-fill, edge treatment, wall standards and other topic areas. Several minor washes exist on the

property; however the site is not severely impacted by their preservation.

18. The hillside preserve and wash corridors account for approximately 116.5 acres of natural open space or 18% of the northern parcel. The total open space figure increases to over 183 acres when considering the minimum required usable open space within each subdivided parcel.

Southern Parcel (Exhibit C3)

19. The southern parcel is relatively flat with a slight change in grade from northeast to southwest. The site is bounded by New River to the east (adjacent to Terramar) and bisected by Rock Springs Wash. Both washes are to be preserved and enhanced with restorative vegetation and passive amenities. This site also contains the "toe" of West Wing Mountain near the southwest corner near 83rd Avenue and Happy Valley. Portions of West Wing Mountain above the 10% slope line will be donated to the City for preserve area and recreational use. Collectively, these three features account for almost 114 of the 628-acre property. Approximately 140 acres of open space will be provided once all usable open space and the Peoria Neighborhood Park has been accounted for.

20. This parcel is approximately 628 acres and proposes a maximum unit count of 2,000 detached single-family residential homes. It will also provide a centrally-located 15-acre elementary school site and a Neighborhood Park. Additionally, pursuant to the terms of the State Land auction Certificate of Purchase, the Peoria Unified School District (PUSD) has seven (7) years (from the 2006 Certificate of Purchase) to accept the 15-acre dedicated site and construct the school. In a companion Development Agreement, the Developer has proposed to extend the term by an additional five (5) years beyond the initial seven-year term.

21. The land use plan shows the Neighborhood Park as being eight acres in size. Staff has indicated that is inadequate and must be increased to 11 acres as previously proposed. There is also a very slight possibility that the Peoria Unified School District (PUSD) may decline to build a school in this parcel. Should this occur, the developer must increase the Neighborhood Park site to comply with the City's accepted acreage for such parks – approximately 15 acres based on the projected population for this southern parcel. Unlike the northern parcel, however, there will be no increase in the number of units should the construction of the school not occur. Therefore, regardless of whether or not the school develops, the proposed unit count of 2,000 homes and the density of 3.19 du/ac will remain.

Land Use Summary

22. The table below summarizes the proposed entitlement:

Land Use Summary		
	North Parcel	**South Parcel**
Gross Acres	634.2 ac	627.8 ac
Maximum Dwelling Units	1,675 units*	2000 units
Gross Density	2.64 units per acre*	3.19 units per acre
Projected Population	4,556*	5,440
Commercial Acres	0 acres	0 acres
Public Facilities		
Projected K-8 Schools	N/A	1 site
Projected High Schools	1 site	N/A
Police/Fire	N/A	N/A
Parks / Open Space	Approximately 183.6 acres	Approximately 140.3 acres

* In the event that the Deer Valley Unified School District elect not to construct the high school, up to 264 single-family homes may develop on the high school site, thereby increasing this parcel's unit count to 1,939 and increasing the density to 3.06 units per acre. The projected population would increase to 5,274.

DISCUSSION / ANALYSIS

Planned Community District (PCD) Zoning

23. The Planned Community District, or PCD, is a zoning tool intended for large-scale projects over 600 acres. The PCD allows for tailored project-specific standards. PCD typically modify lot sizes, land uses, and certain standards such as landscaping and signage to create unique developments and master-planned communities.

Conformance with the Peoria General Plan

24. The Peoria General Plan (2010) is the fundamental policy document guiding future growth and development in the City and its Planning Area. Under State Law, rezoning requests must conform to the voter-approved General Plan. Typically, focus is placed on the Land Use and Circulation Elements. However, the General Plan contains over twelve (12) different elements including water resources, housing, economic development, cost of development and others.

25. Unlike a Zoning, which is parcel-specific and contains a legal description, the

General Plan Land Use Map is *general* and imprecise and therefore requires interpretation or professional judgment when determining intent and conformance. Once such area is that of the Land Use Plan and how the Aloravita property is designated.

26. After reviewing the proposal for these the two Aloravita parcels, it became clear that there are a number of anomalies on the Land Use Plan. First, the Plan shows three land use categories on this property – Residential Low Density (2-5 du/ac, target of 3 du/ac), Residential Estate (0-2 du/ac, target of 1 du/ac), and Park / Open Space (Maximum density of 1 du/ac). In this area, all Residential Estate designations were to intended to be south of Happy Valley Parkway in the areas currently zoned SR-43; therefore the small portion that exists in the southern parcel is incorrect. (Exhibit D1)

27. Currently, the areas designated Park / Open Space include non-qualifying areas when considering the definition of Park / Open Space as provided in the General Plan. Park / Open Space is intended to be only those areas with "...hillside conditions, overhead utility corridors, public and private parks and open spaces, and/or areas with natural significance such as primary washes and riparian areas." The General Plan also grants staff the ability to make "...[interpretations] on a case by case basis at the time of first development activity" due to the nature of these maps. Therefore, when reviewing the Park / Open Space areas intended to represent Rock Spring Wash and New River, the designated area is much larger than the actual floodways themselves. Further illustration of this can be found to the east of New River where portions of Terramar were developed in Park / Open Space, and again to the north, where almost all of Rock Springs II maintains the Park / Open Space designation (Exhibit D2).

28. Once staff made the appropriate interpretations to the General Plan Land Use Map, the adjusted range of allowable dwelling units for Aloravita became 1,754 to 4,771 with a target density of 3,017 units. As stated earlier in this report, the applicant is proposing 3,939 residential units, which despite being over the target number of units, is offset by the excess open space being preserved and donated to the City of Peoria for public access and benefit. The City's Desert Lands Conservation Ordinance (DLCO) requires a minimum of 15% of all properties north of Pinnacle Peak Road to be preserved in its natural state, but does not require its donation / dedication to the City. In this case, the applicant would be required to preserve 189.3 acres, but instead is preserving and donating to the City 323.9 acres (25.6%). This increase nearly doubles the minimum preservation area.

29. Another critical component of evaluating a proposal for conformance with the General Plan is the "public fit analysis" or whether or not the project "fits" within

its context. Early opposition from the surrounding property owners was focused primarily on whether or not this proposal fit in with the larger area. After several neighborhood meetings, the applicant agreed to modify the proposal to allow only 6,000 square foot minimum lot sizes to ensure a close relationship to existing developments such as West Wing Mountain, Terramar, and Rock Springs. Though, this modification does not advance the goals, objectives, and policies found in the General Plan with regards to diversity in housing types for all income levels or establishing mixed-use developments that promote the City's sustainability efforts, it does meet or exceed the intent of the following:

Land Use Element

Objective 1.N.1: Support healthy residential environments that provide for safe and convenient access, open space, and recreational opportunities, access to public schools and services and protection from incompatible land uses.

Policy 1.N.3: Locate housing developments in areas that can be adequately served by police, fire, and ambulance services.

Policy 1.N.5: Require new residential developments to provide pedestrian linkages to parks, schools and other appropriate facilities.

Policy 1.N.6: Encourage the development of master planned communities where large land holdings can be designed to provide a wealth of amenities to City residents.

Policy 1.N.9: Partner with local school districts to coordinate the timely development of schools and neighborhoods.

Recreation & Open Space Element

Goal 3: Protect and preserve the Sonoran Desert in its natural state.

Objective 1.C: Ensure that future parks and recreational facilities are designed and located in conformance with accepted service area and population standards.

Goal 5: Develop a safe, multi-use and inter-connected path and trail system throughout the City.

Objective 5.A: Design and construct a paths and trails system along river corridors.

Environmental Resources Element

Objective 1.O: Strive to retain the Agua Fria River, Skunk Creek and New River and continuous open space and multi-use amenities.

Trails / Parks / Open Space (Exhibit C4)

30. The Developer has worked closely with the City's Community Services Department to develop a program that provides the necessary public accommodations (parks, trailheads and preserves) interconnected by a network of public trails. The system was reviewed to ensure adequate public access to public amenities with interconnected open spaces to preserve wildlife corridors and to minimize the impacts on adjacent properties.

Utilities

31. The City has reviewed this request and all associated water and wastewater studies. It has been concluded that adequate water and sewer capacity is available for the development. The Developer will have to demonstrate the ability to provide a long-term assured water supply for the development and will be required to construct all appropriate infrastructure for Aloravita.

Hillside Requirements

32. The PCD will apply strict adherence to the City of Peoria Hillside Overlay District. These standards will affect areas above 10% slope in both parcels. The Hillside Overlay District establishes specific criteria for lot sizes, wall heights, and allowable disturbance / lot coverage for all hillside areas within the City. Adherence to these standards will increase lot hillside lot sizes, decrease disturbable area, and regulate the placement and design of walls.

Desert Lands Conservation Ordinance

33. In 2004, the City adopted the Desert Lands Conservation Overlay (DLCO), which is intended to preserve meaningful natural and archaeological resources for all properties north of Pinnacle Peak Road. The Aloravita PCD cites adherence to the DLCO, which includes providing a Master Conservation Plan (MCP) at the time of rezoning and a Desert Lands Conservation Report (DLCR) with each subsequent plat. The MCP is a large-scale plan that identifies general areas of interest such as hillside areas, washes, known wildlife habitats, dense native vegetation, and areas containing cultural resources. The MCP also provides, generally, methods of mitigation and preservation.

34. Once the zoning is approved, the applicant will proceed with the Preliminary Plat ("subdivision") phase, which requires the more detailed DLCR to accompany each application. The DLCR clearly identifies individual conservation features

and preservation methods for trees, cacti, habitats, and cultural resources. The DLCR is approved with the Preliminary Plat and is referenced again during Final Plat when the applicant applied for the required native plant salvage permits.

Public Noticing

35. Public notice was provided on July 29, 2011 in the manner prescribed under Section 14-39-6. Additionally, the site was posted with a sign meeting the content and size requirements prescribed by the Planning Division. The posting was completed before the prescribed 15-days prior to the Public Hearing. The applicant has provided a photo exhibit and signed affidavit attesting to the posting.

School District Notification

36. On-going discussions have occurred with both Peoria Unified and Deer Valley Unified School Districts regarding this proposal and the donation and timing of the high school and elementary school sites. Neither district has expressed opposition.

Proposition 207

37. The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions which have the effect of diminishing the value of property. The City Attorney's Office has drafted an agreement which waives the applicant's rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver for recordation pending the outcome of the City Council action.

Findings / Recommendation

38. Based on the following findings:
    - The proposed amendment conforms to Peoria General Plan, including the goals, objectives and policies contained thereto; and
    - The development character and density is compatible with surrounding existing and planned communities; and
    - The proposal provides a balance of housing and amenities such as public open spaces; and.
    - The amendment provides for adequate public facilities for the general protection of the health, welfare and safety of area residents.

It is recommended that the Planning and Zoning Commission take the following action:

Recommend approval of Case Z 08-02 to the City Council subject to the following conditions:

1. The development shall substantially conform to the Planned Community District (PCD) document as approved by City Council.
2. The total unit count shall not exceed 2,000 units on the southern parcel and 1,675 on the north parcel unless Deer Valley Unified School District elects not to exercise their option to locate a high school on the northern parcel, in which case the northern parcel unit count may increase to 1,939 units. No increases in the number of units shall be permitted on the southern parcel.
3. In the event that Deer Valley Unified School District elects not to exercise their option to locate a high school on the northern parcel, the Developer shall provide a minimum 8-acre park on the 'high school' portion of the northern parcel as shown on the Land Use Plan contained in the Planned Community District (PCD) document.
4. The applicant shall provide to the City three complete paper copies and an electronic copy of approved Planned Community District (PCD) document in its final format within 30 days of the City Council approval.
5. All preliminary plats shall be accompanied by a complete Desert Lands Conservation Report (or equivalent) at the time of submittal. Each Desert Lands Conservation Report shall be approved prior to the issuance of approval for the subject preliminary plat.
6. The City Park site shall be 11 acres in size when located adjacent to the elementary school site. Should, for any reason, the elementary school not be developed, then the City Park site shall be no smaller than 15 acres in size.
7. A Final Master Drainage Report must be submitted prior to any site plan or preliminary plan submittals.
8. A Drainage Report for each site is required to be submitted with each site plan or preliminary plat. Updated as needed.
9. No structure shall be constructed within the limits of the FEMA designated flood plain.
10. Any modification to existing flood plain shall be pre-approved by FEMA through the City of Peoria Engineering Department.
11. A Final Traffic Impact Study will be required for each phase of the project. Update report as needed
12. All local and collector streets exceeding 1000 feet in length shall proactively incorporate traffic calming measures. Examples of traffic calming measures suitable for these streets include, but are not limited to; roundabouts, traffic circles, landscape islands, or medians, chicanes, chokers, raised intersections, speed cushions, and/or crosswalks, or other approved measures.
13. A pedestrian and bicycle connectivity plan shall be established throughout the

community to provide connectivity and to reduce walking distances, especially at the ends of cul-de-sacs and along routes to destinations such as parks, schools, and services. Where the crossings occur at collectors or arterials the plan shall describe the type of crossing as signalized, traffic circle, four way stop, etc. The plan shall include the traffic calming measures as required above. The plan shall be reviewed and approved prior to any permits being issued for the site, as some of these measures may result in additional ROW.

14. The Developer shall dedicate ROW along the frontage of the project on Jomax, 83rd, and Happy Valley Road per the City's Street Classification Map or as determined by the City Engineer to accommodate the ultimate development of the half-street.
15. The Developer shall dedicate an additional 10-foot ROW within 500-feet of a major arterial roadway intersection.
16. The Developer shall dedicate a 30-foot by 30-foot ROW chamfer at all intersections with collectors or arterials. The Developer shall dedicate a 20-foot by 20-foot ROW chamfer at all local/local roadway intersections.
17. The Developer shall dedicate an 8' PUE outside of the required ROW or private roadway Tract. No walls or retention shall be allowed within the PUE.
18. Prior to the first Final Plat recordation, the applicant shall obtain approval of a final phasing plan which shall include final grading, drainage, utilities, and paving plans in conjunction with a Final Drainage Report and Final TIA. The Final TIA shall address the timing of improvements to 83rd Avenue (including any proposed traffic signals), Jomax Road, and Happy Valley Road. These final plans and reports shall be in conformance with the approved preliminary plans and report. The Final Plat shall be submitted with the first submittal of the improvement plans. The Final Plat shall be approved prior to permits being issued for the site.
19. The Developer shall construct the half-street for Jomax, 83rd, and Happy Valley along the frontage of the project.
20. The Developer shall install traffic signal interconnect conduit along the frontage of the parcel on all arterials. Plans for the installation of the traffic signal interconnect conduit shall be submitted as part of the improvement plans. The traffic signal interconnect shall also be shown on the paving plans.
21. It is proposed that 83rd Avenue, which is curved, will have parallel 15" sewer mains. 83rd Avenue is also along a pressure zone boundary for water main. The Developer shall provide an exhibit showing the existing sewer and existing sanitary manholes and the proposed sanitary and water main layout on 83rd at the time of preliminary plat review. Verify that proper separation distances can be achieved.
22. The developer must submit a Preliminary Water Network Analysis and Preliminary Sewer Design Report for review with the preliminary plat submittal. The Preliminary reports must be approved by the City of Peoria Utilities department prior to Preliminary Plat approval.

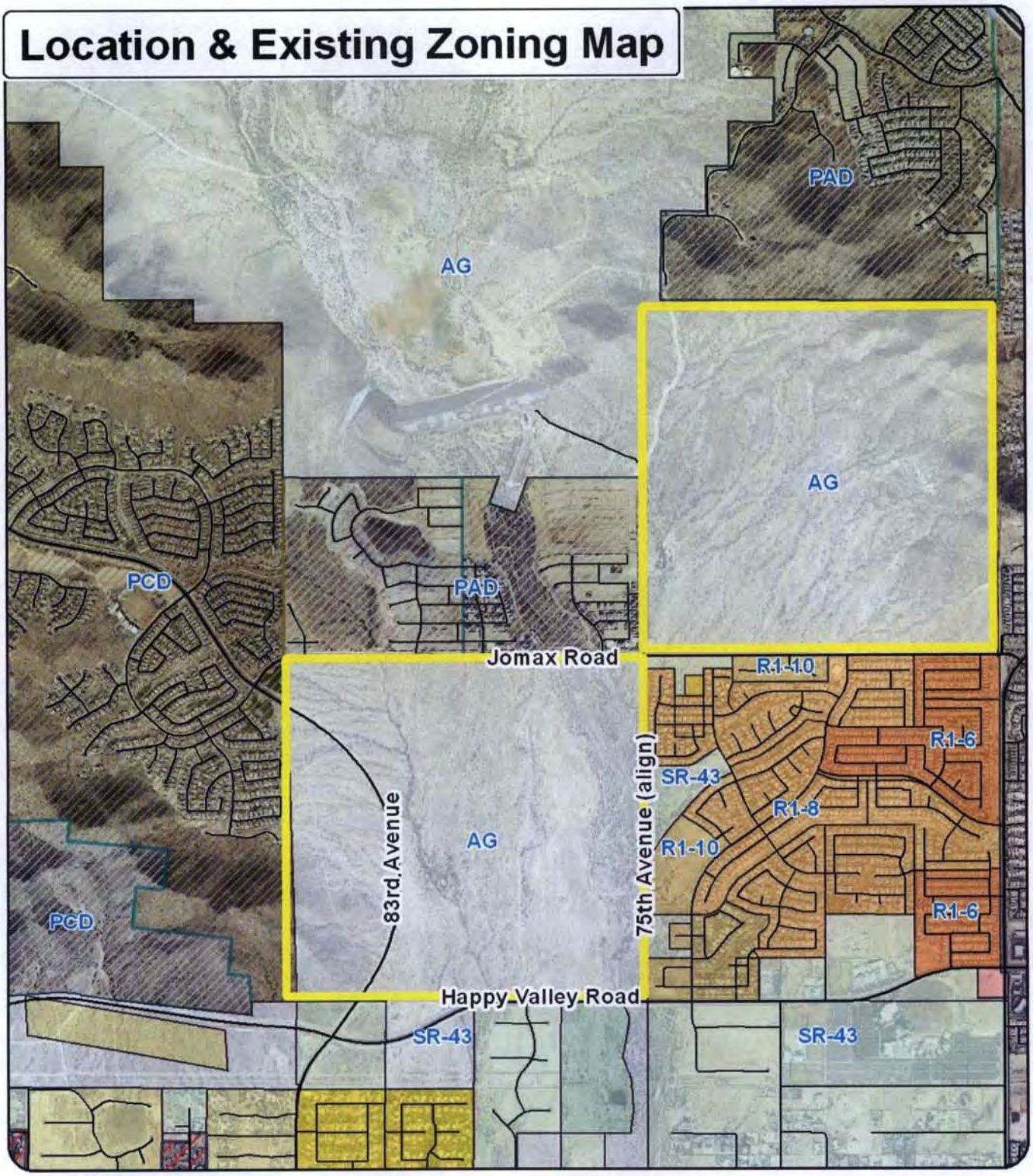
23. The Developer must complete a Final Water Network Analysis and a Final Sewer Design Report and necessary documentation required for issuance of the "Agreement to Serve Letter" for Maricopa County. The Final reports must be approved by the City of Peoria Utilities department prior to Final Plat approval.
24. A water sampling station in Phase 1 is required for this development. The developer must coordinate the location with the City of Peoria Utilities Department.
25. There are 4 phases currently shown in the development. Updates to the individual Water Network Analysis Reports will be required for the submittal final plans for each phase. Each phase must create a functional, looped system per City of Peoria standards without dependence on future phases.
26. All water usage and phases of the water design will need to adhere to the appropriate approved master plans.
27. The Developer is required to construct a zone 4, 16" waterline on Happy Valley Road from the stub at 83rd Avenue to the stub at the west side of New River in Phase 1. Coordinate with the design shown in the "Happy Valley Road Expansion Plans" currently under construction.
28. The Developer is required to construct a zone 4, 16" water line in pressure zone on 83rd Avenue. The waterline should connect to the existing 16" waterline on Jomax Road to the east of the existing PRV.
29. The existing 8" waterline west of the Jomax PRV should be upsized to a 16" waterline.
30. Downstream improvements, as identified in the appropriate approved master plans, required to support this development shall be designed and constructed by the developer at the developer's cost per all applicable City of Peoria requirements.
31. The Development is responsible for payment of all current repayment zones.
32. The Developer shall submit a noise mitigation study to address the anticipated truck traffic on adjacent arterials at the time of preliminary plat review. All walls shall be designed in accordance with the recommendations of the noise study and the Peoria Infrastructure guide.

ATTACHMENTS

Exhibit A:	Location / Context Map
Exhibits B1-B5:	Past Iterations of Land Use Plans
Exhibit C1-C5:	Proposed Land Use Map and Open Space Plans
Exhibit D1-D2:	Current General Plan

Report prepared by:
Adam Pruett, AICP, LEED Green Associate
Senior Planner

Location & Existing Zoning Map



Z 08-02 Aloravita

Applicant: [redacted] for Aloravita I, LLC & Aloravita II, LLC

Request: Rezone 1,262 acres from AG to PCD

N

CITY OF PEORIA

Exhibit A

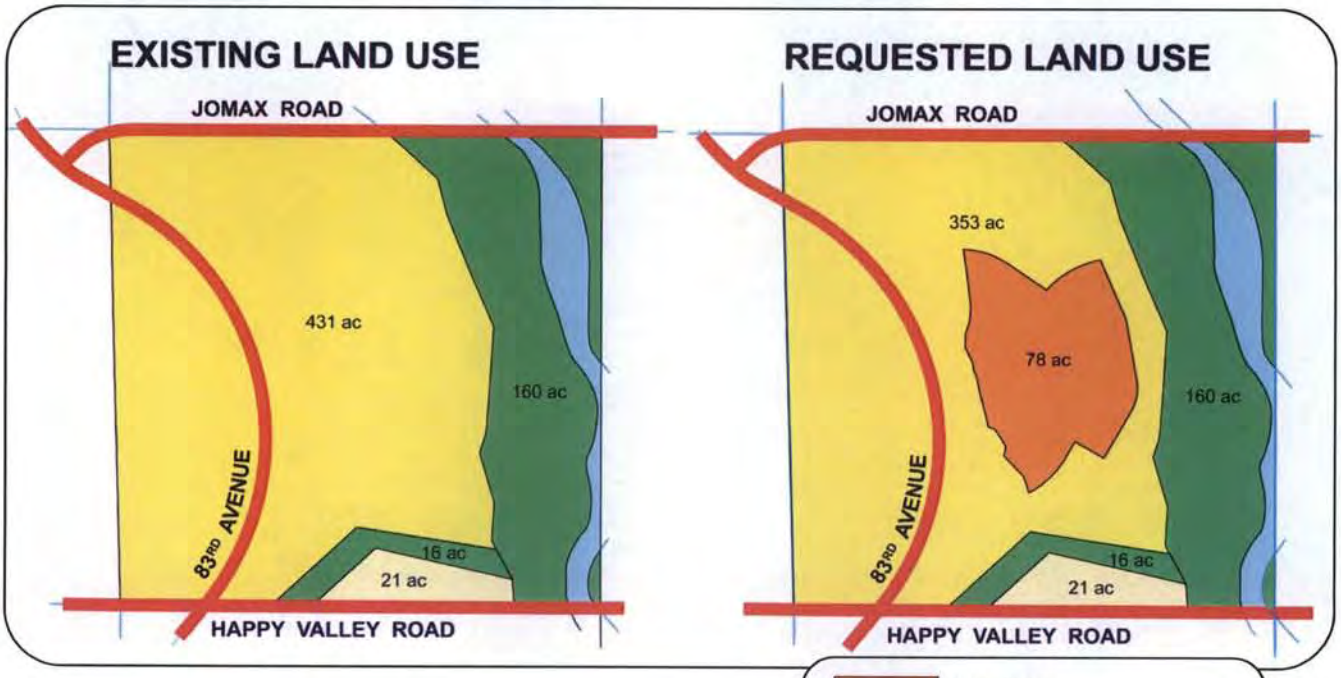
Initial Filing- *Tusoul*

Exhibit B1

Initial Filing - *Aloravita*

Exhibit B2

2nd Major Plan Iteration – *GPA 08-02*



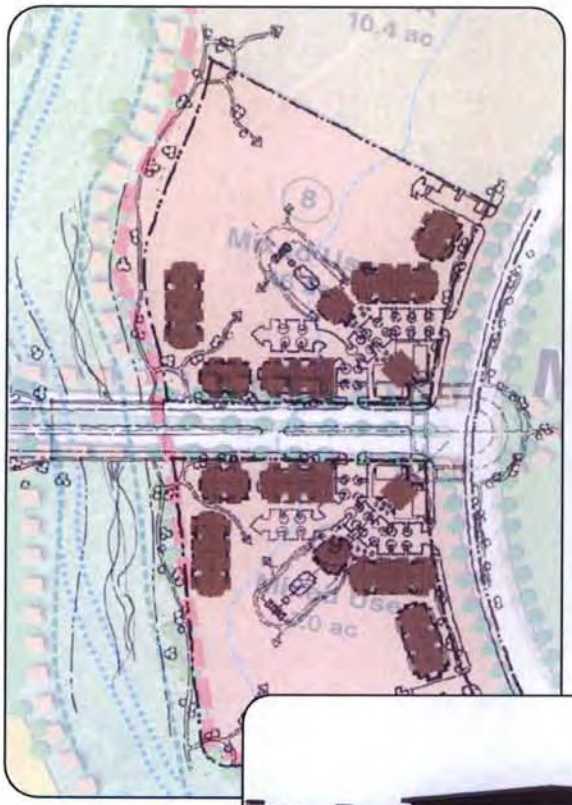


Exhibit B3

3rd Major Plan Iteration
(Small-Lot 'Core' – South Parcel)

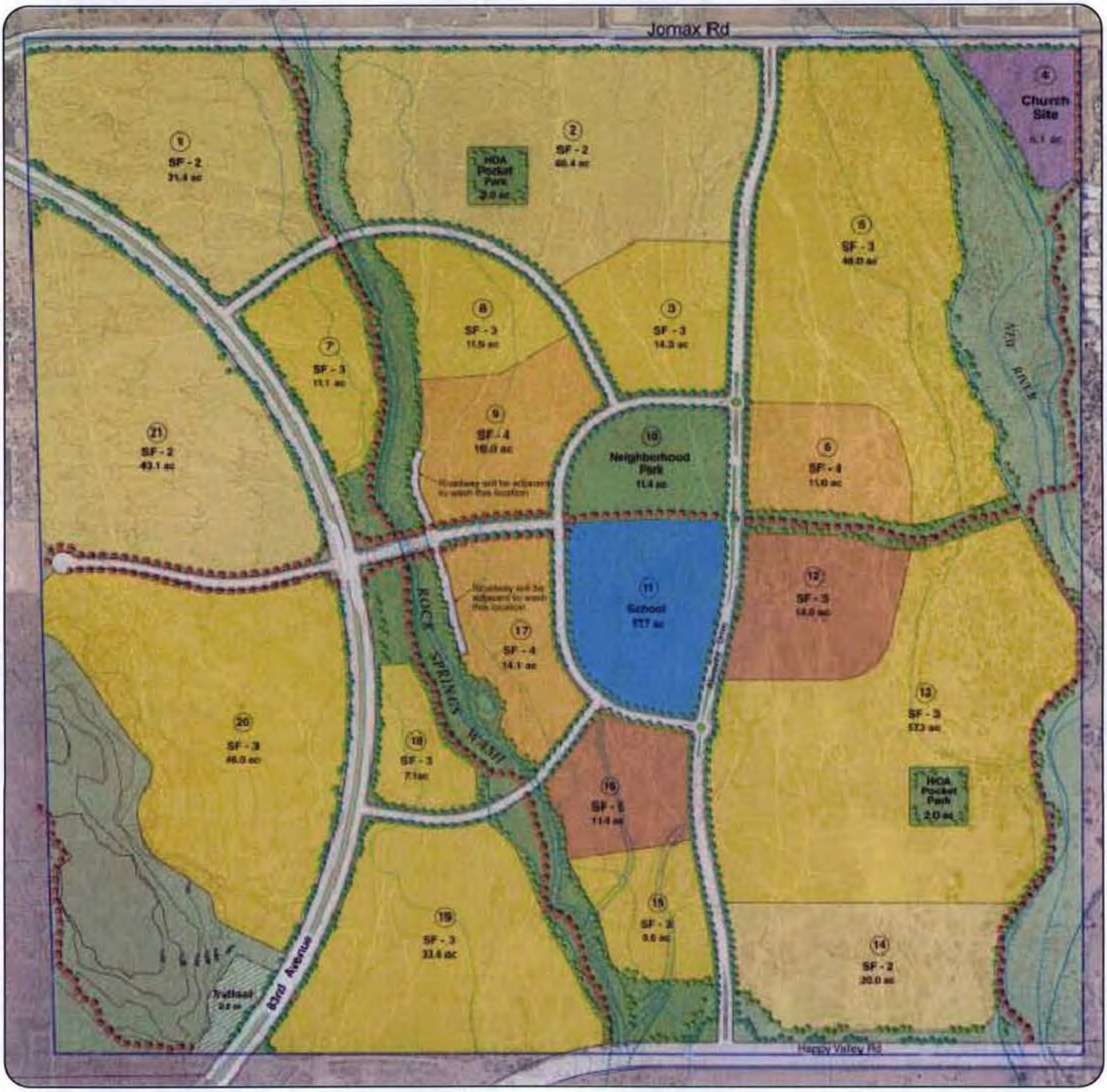
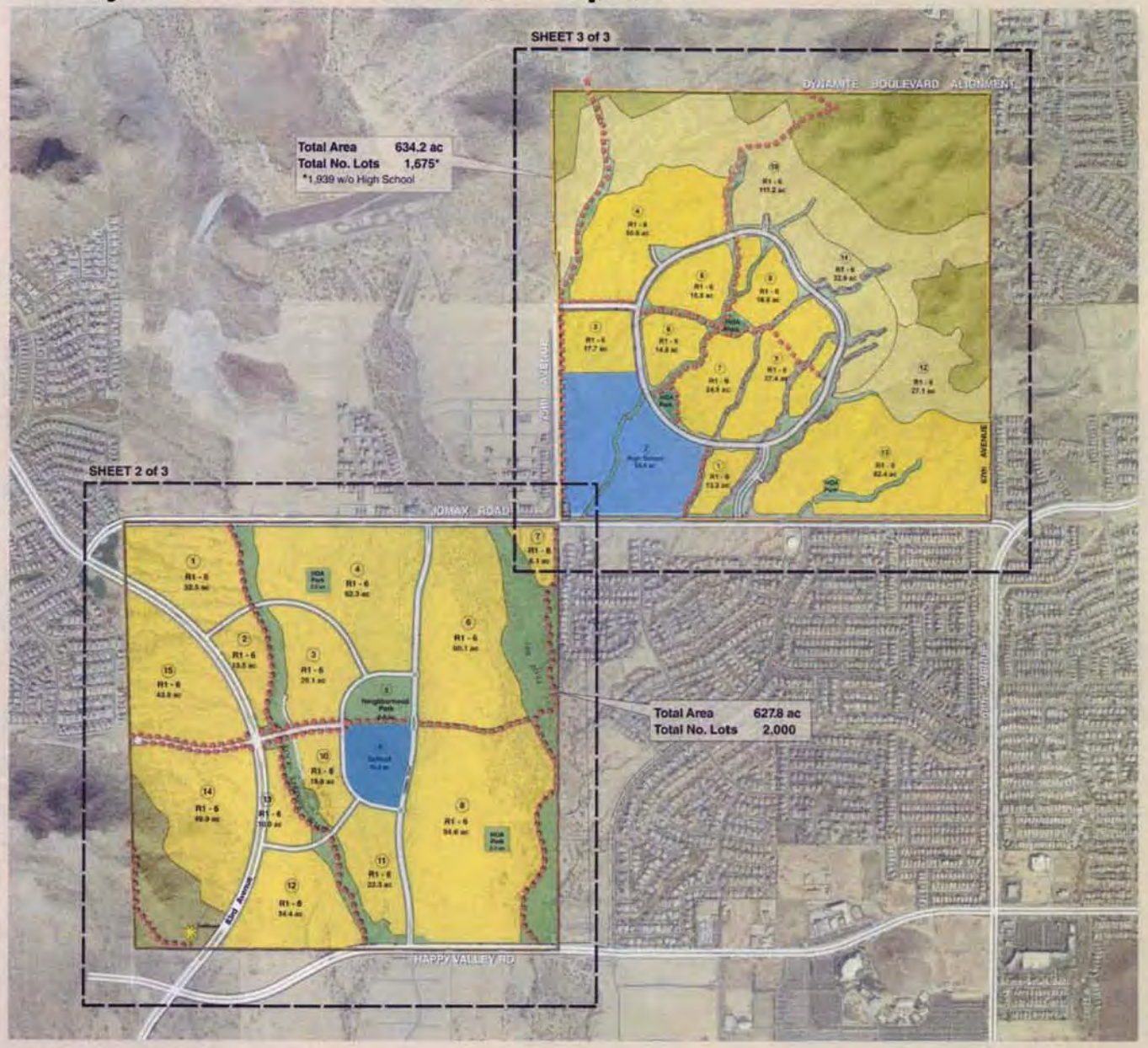


Exhibit B4

3rd Major Plan Iteration
(Small-Lot Concept – North Parcel)

Exhibit B5

4th Major Iteration – Current Proposal



Land Use Plan

Aloravita

LEGEND

Proposed Zoning

- R1 - 6
- R1 - 6
- School Site
- Open Space
- Pump Station
- Art. Roadway

0 400 800 1600

7 / 20 / 11

Cardno WRG

SHEET 1 of 3

Exhibit C1

Land Use Plan

Aloravita

SITE DATA

Parcel No.	Proposed Zoning	Gross Area ac	Density[1] DU/ac	Total No. of Lots
1	R1 - 6	13.2	4.2	55
2	R1 - 6 (School Site)	60.0	4.4	0[4]
3	R1 - 6	17.7	4.2	74
4	R1 - 6	50.6	4.2	212
5	R1 - 6	18.8	4.2	78
6	R1 - 6	14.6	4.2	61
7	R1 - 6	24.5	4.2	102
8	R1 - 6	18.8	4.2	78
9	R1 - 6	37.4	4.2	157
10	R1 - 6	111.2	3.0	333
11	R1 - 6	32.9	3.0	98
12	R1 - 6	27.1	3.0	81
13	R1 - 6	82.4	4.2	346
Park/ Open Space		116.5 (183.6)[3]	–	–
Art. Roadways		8.0	–	–
Pump Station		0.5	–	–
Total		**634.2**		**1675**

Residential densities may be transferred between Parcels provided that a) the total number of lots for any Development Unit does not exceed a 10% range and b) the total build-out for Units does not exceed 1675 (1939)[4] lots.

[1] As this project is developed, Preliminary and Final plats will keep a tally of approved lots.

LEGEND

Proposed Zoning	Gross Area, ac	Density[2] DU/ac	Total No. of Lots
R1 - 6	171.2	3.0	512
R1 - 6	278.0	4.2	1163
R1 - 6 (School Site)	60.0	-	0[4]
Open Space	116.5 (183.6)[3]	-	-
Pump Station	0.5	-	-
Art. Roadway	8.0	-	-
Total	**634.2**		**1675 (1939)[4]**

[2] Indicates average density for this zoning category. Actual density may vary for individual parcels to achieve designated number of lots.

[3] Gross Area shown for open space and parks of 116.5 acres does not include open space within the parcels. Including these areas, total open space is 183.6 acres. For more detail, see the Open Space Plan.

[4] In the event that the School District decides that a school is not needed in this location, an additional 264 lots will be allocated for that parcel for an overall total of 1939 lots.

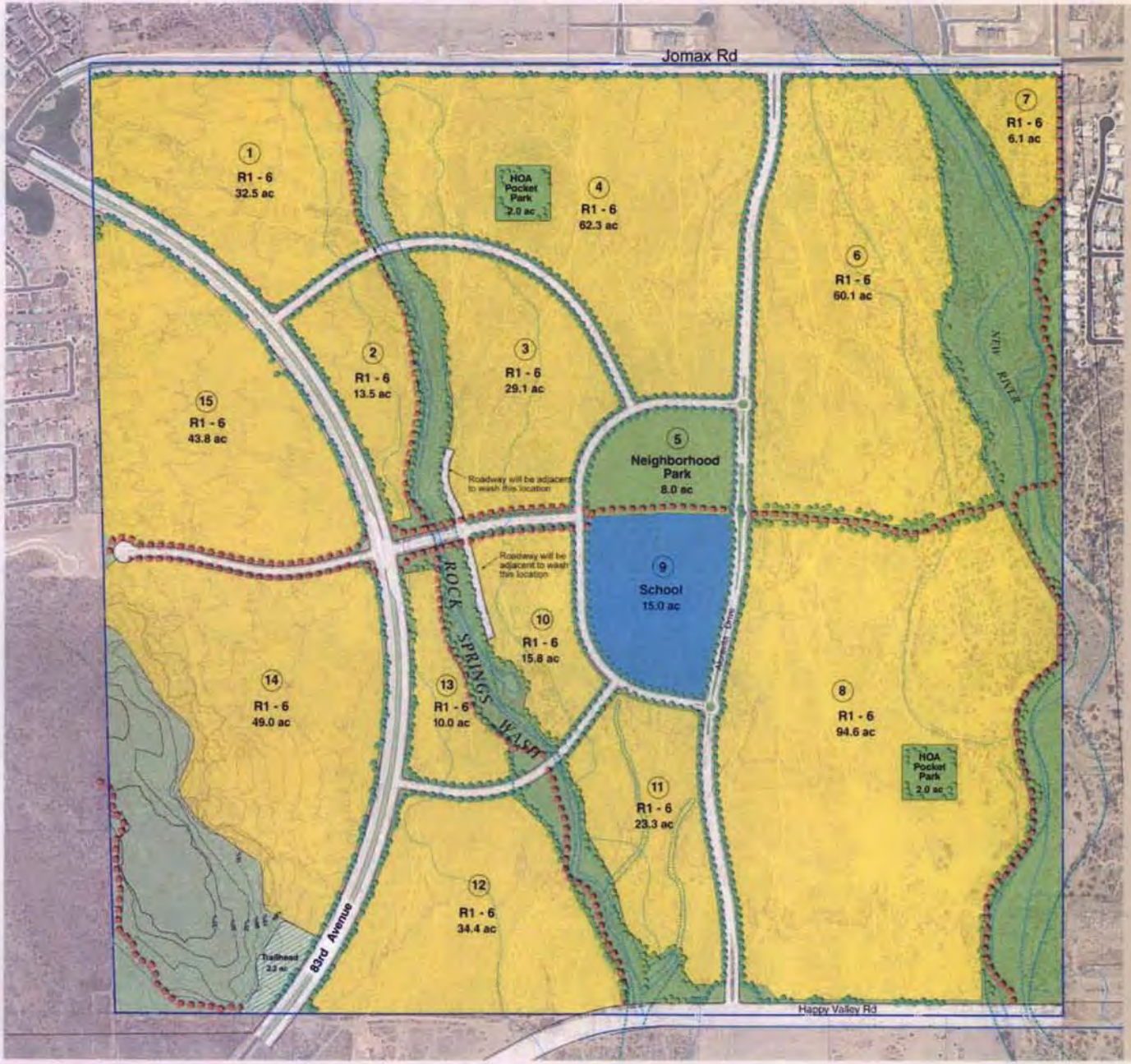
0 200 400 800

7 / 20 / 11

Cardno WRG

SHEET 3 of 3

Exhibit C2



Land Use Plan

Aloravita

SITE DATA

Parcel No.	Proposed Zoning	Gross Area, ac	Density DU/ac	Total No. of Lots[1]
1	R1 - 6	32.5	4.22	137
2	R1 - 6	13.5	4.22	57
3	R1 - 6	29.1	4.22	122
4	R1 - 6	62.3	4.22	262
6	R1 - 6	60.1	4.22	254
7	R1 - 6	6.1	4.22	25
8	R1 - 6	94.6	4.22	399
9	School	15.0	-	-
10	R1 - 6	15.8	4.22	67
11	R1 - 6	23.3	4.22	98
12	R1 - 6	34.4	4.22	145
13	R1 - 6	10.0	4.22	42
14	R1 - 6	49.0	4.22	207
15	R1 - 6	43.8	4.22	185
Parks, Open Space		131.0 (140.3)[2]	-	-
Arterial R.O.W.		24.4	-	-
Total		627.8		2,000

[1] Residential densities may be transferred between Parcels provided that a) the total number of lots for any Development Unit does not exceed a 10% range and b) the total build-out for Units does not exceed 2000 lots. As the project is developed, Preliminary and Final plats will keep a tally of approved lots.

LEGEND

Proposed Zoning	Area, ac	Density[3] DU/ac	Total No. of Lots
R1 - 6	474.5	4.22	2,000
School	15.0	-	-
Parks, Open Space	113.6 (140.3)[2]	-	-
Arterial R.O.W.	24.4	-	-
Total	627.8		2,000

[3] Indicates average density for this zoning category. Actual density may vary for individual parcels to achieve designated number of lots.

[2] Gross Area shown for open space and parks of 113.6 acres does not include open space within the parcels. Including these areas, total open space is 140.3 acres. For more detail, see the Open Space Plan.

7 / 20 / 11

0 200 400 800

Cardno WRG

SHEET 2 of 3

Exhibit C3

Landscape Plan

Aloravita

LANDSCAPE PALETTE

TREES	SHRUBS / ACCENTS
Acacia farnesiana Sweet Acacia	*Ambrosia deltoidea* Bursage
Acacia willardiana Palo Blanco	*Asclepias subulata* Desert Milkweed
Caesalpinia cacalaco Cascalote	*Bougainvillea 'Barbara Karst'* Bougainvillea
Caesalpinia cacalaco Cascalote	*Calliandra eriophylla* Pink Fairyduster
Cercidium hybrid 'Desert Museum' Palo Verde	*Dodonaea viscosa* Hopseed Bush
Cercidium microphyllum Foothills Palo Verde	*Encelia farinosa* Brittlebush
Chilopsis linearis 'Lois Adams' Lois Adams Desert Willow	*Ephedra viridis* Mormon Tea
Olneya tesota Ironwood	*Ericameria laricifolia* Turpentine Bush
Phoenix Canariensis Canary Island Palm	*Hyptis emoryi* Desert Lavender
Phoenix Dactylifera Date Palm	*Justicia californica* Chuparosa
Prosopis velutina Velvet Mesquite	*Larrea tridentata* Creosote Bush
	Leucophyllum frutescens Heavenly Cloud
	Ruellia peninsularis Desert Ruellia
	Simmondsia chinensis Jojoba
	Viguiera deltoidea Goldeneye

CACTI	GROUNDCOVER
Carnegiea gigantea Saguaro	*Baileya multiradiata* Desert marigold
Ferocactus cylindraceus Compass Barrel Cactus	*Dyssodia pentachaeta* Golden Dyssodia
Foquieria splendens Ocotillo	*Eriogonum fasciculatum* Flattop Buckwheat
Opuntia acanthocarpa Buckhorn Cholla	*Gutierrezia sarothrae* Snakeweed
Opuntia bigelovii Buckhorn Cholla	
Opuntia engelmannii Engelmann's Prickly Pear	
Yucca baccata Banana Yucca	

NOTE: For landscaping in the parks, a park-user-friendly plant palette will be developed with Peoria Parks Division

Cardno WRG

SHEET 2 of 2

Exhibit C4

Landscape Plan

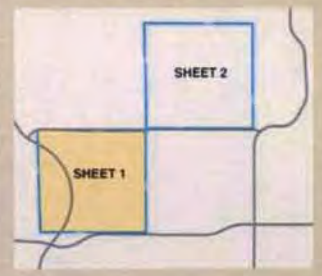
Aloravita

LANDSCAPE PALETTE

TREES	SHRUBS / ACCENTS
Acacia farnesiana Sweet Acacia	*Ambrosia deltoidea* Bursage
Acacia willardiana Palo Blanco	*Asclepias subulata* Desert Milkweed
Caesalpinia cacalaco Cascalote	*Bougainvillea 'Barbara Karst'* Bougainvillea
Caesalpinia cacalaco Cascalote	*Calliandra eriophylla* Pink Fairyduster
Cercidium hybrid 'Desert Museum' Palo Verde	*Dodonaea viscosa* Hopseed Bush
Cercidium microphyllum Foothills Palo Verde	*Encelia farinosa* Brittlebush
Chilopsis linearis 'Lois Adams' Lois Adams Desert Willow	*Ephedra viridis* Morman Tea
Olneya tesota Ironwood	*Ericameria laricifolia* Turpentine Bush
Phoenix Canariensis Canary Island Palm	*Hyptis emoryi* Desert Lavender
Phoenix Dactylifera Date Palm	*Justicia californica* Chuparosa
Pithecellobium flexicaule Texas Ebony	*Larrea tridentata* Creosote Bush
Prosopis velutina Velvet Mesquite	*Leucophyllum frutescens* Heavenly Cloud
	Ruellia peninsularis Desert Ruellia
	Simmondsia chinensis Jojoba
	Viguiera deltoidea Goldeneye

CACTI	GROUNDCOVER
Carnegiea gigantea Saguaro	*Baileya multiradiata* Desert Marigold
Ferocactus cylindraceus Compass Barrel Cactus	*Dyssodia pentachaeta* Golden Dyssodia
Fouquieria splendens Ocotillo	*Eriogonum fasciculatum* Flattop Buckwheat
Opuntia acanthocarpa Buckhorn Cholla	*Gutierrezia sarothrae* Snakeweed
Opuntia bigelovii Buckhorn Cholla	
Opuntia engelmannii Engelmann's Prickly Pear	
Yucca baccata Banana Yucca	

NOTE: For landscaping in the parks, a park-user-friendly plant palette will be developed with Peoria Parks Division.



8/ 05 / 10

0 200 400 800

Cardno WRG

SHEET 1 of 2

Exhibit C5

City of Peoria General Plan
Land Use Map – *North Parcel*

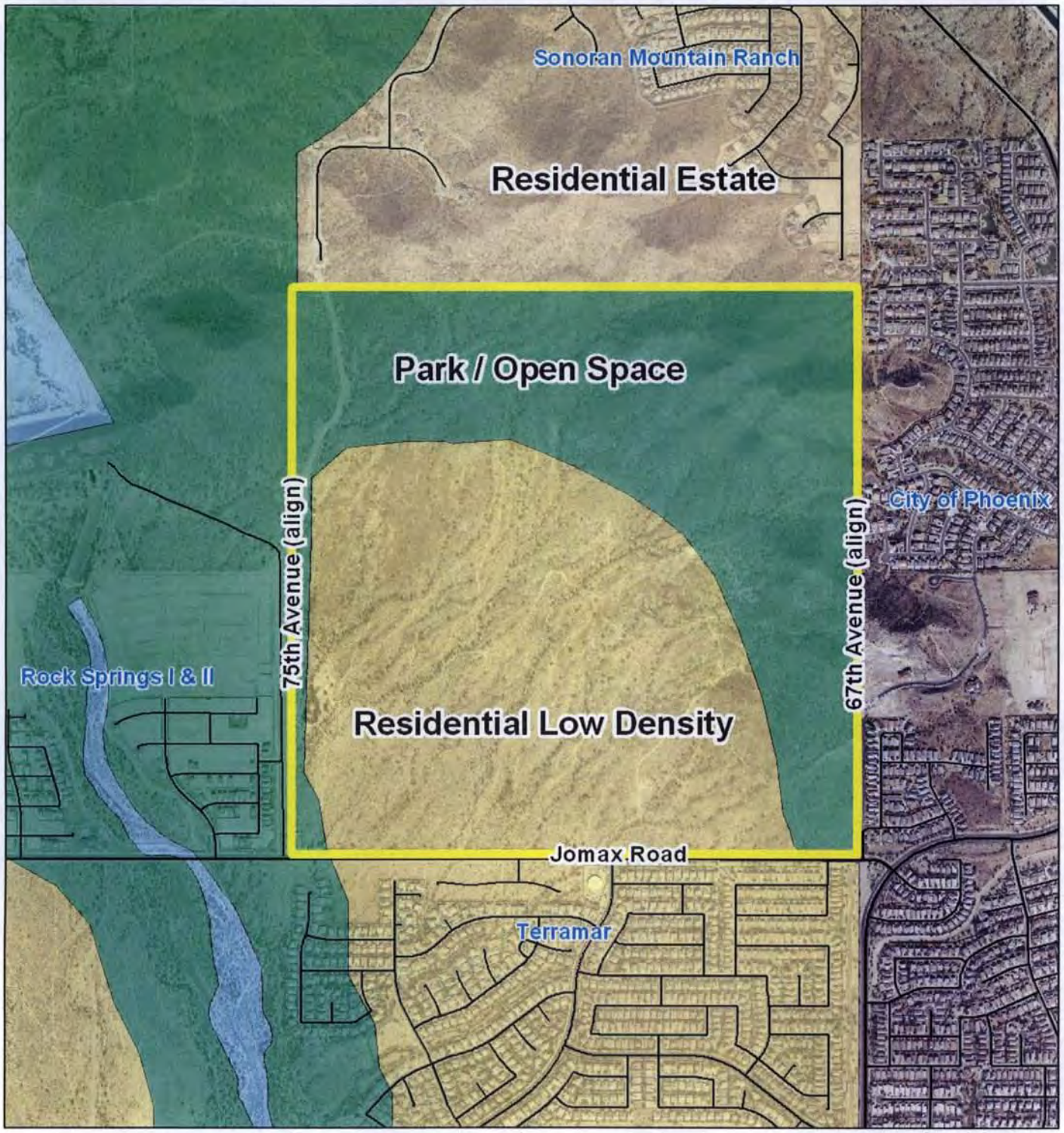


Exhibit D1

City of Peoria General Plan
Land Use Map – *South Parcel*

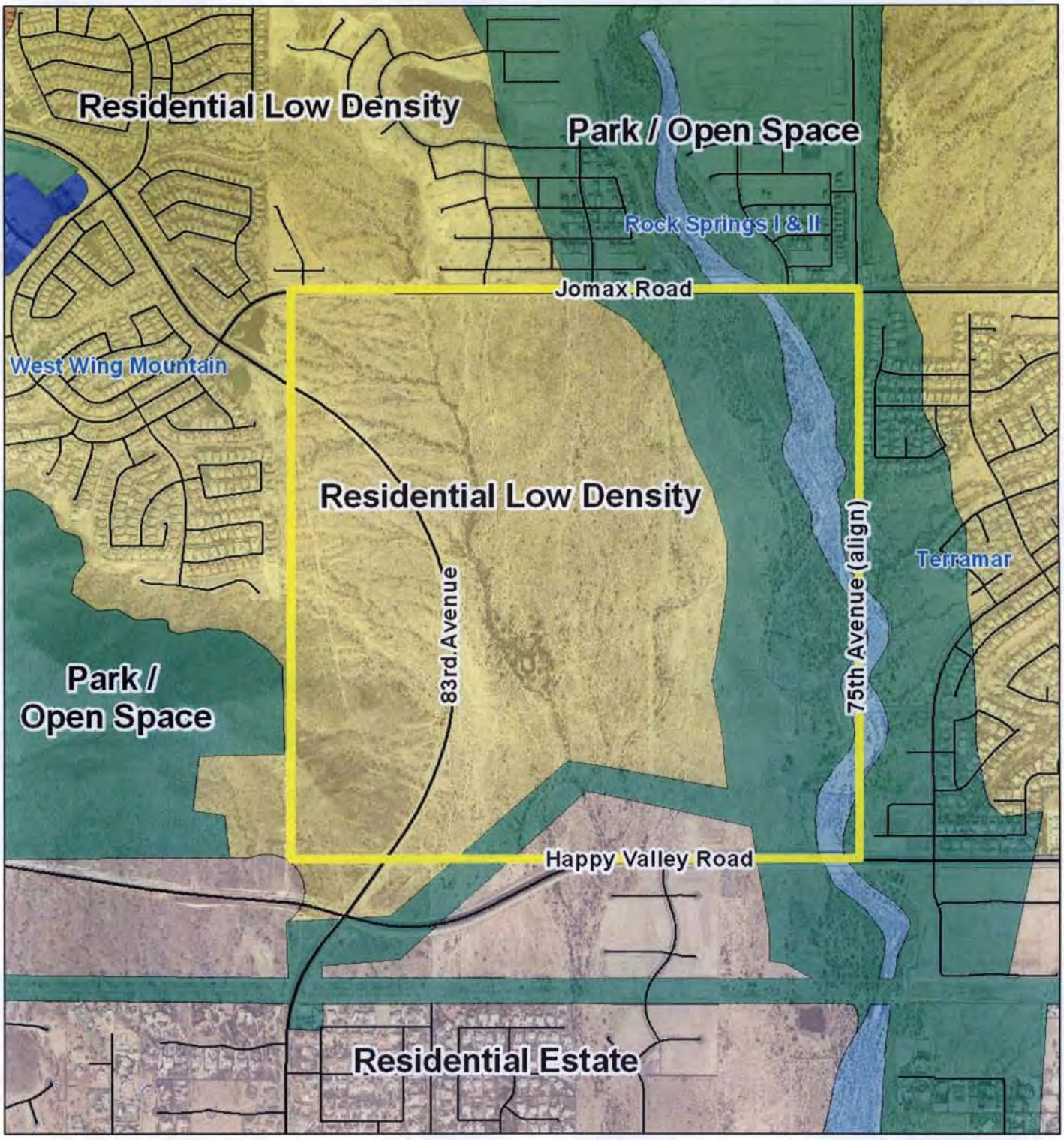


Exhibit D2